

4 The Vineyards, Beverley, HU17 5LD

£295,000

A remarkable family home sitting on a generous plot on The Vineyards in the popular village of Leven. This fabulous detached property offers deceptively spacious accommodation throughout that is presented to the highest of standards by the current owners.

The floorplan briefly encompasses; entrance hall, lounge, dining room, conservatory, kitchen, utility room, four double bedrooms the master with en-suite plus family bathroom. The property also benefits from UPVC DG, dual zone LPG central heating, double garage, ample parking and delightfully manicured gardens.

We don't anticipate this property will be on for long so call now to avoid disappointment.
Current EPC rating is awaited.

Front Garden

Good sized fore garden with parking for four cars leading to the double garage. Lawned area with shrub and flower features.

Entrance Hall

Entrance door, staircase to first floor with spindle banister, laminate flooring and radiator.

Cloakroom WC

Window to front, WC, wash hand basin, laminate flooring and radiator.

Lounge

19'10" x 11'6" (6.07 x 3.52)

Window to front, French doors to conservatory, fireplace with electric fusion fire, coving to ceiling and radiator.

Dining Room

10'9" x 8'2" (3.29 x 2.51)

Patio doors to rear garden, coving to ceiling, laminate flooring and radiator.

Kitchen

11'2" x 9'6" (3.42 x 2.91)

Window to front, fitted wall and base units with work surfaces, ceramic 1&1/2 bowl sink unit with single drainer, freestanding double electric oven with hob, extractor hood over and freestanding fridge-freezer. Partially tiled walls, coving to ceiling, laminate flooring and radiator.

Utility

8'2" x 6'0" (2.51 x 1.84)

Window and door to rear, fitted wall and base units (matching the kitchen) with work surfaces over, ceramic bowl sink unit with single drainer, space for dishwasher, washing machine and tumble dryer. Partially tiled walls, laminate flooring and radiator.

Conservatory

12'5" x 10'9" (3.80 x 3.28)

Windows to side and rear, french doors to side into garden, tiled flooring, glare inserts in ceiling, ceiling fan and radiator.

First Floor Landing

Loft access, large built in cupboard and radiator.

Master Bedroom

10'7" x 9'0" (3.23 x 2.75)

Window to front, built in wardrobes, drawers and bedside cabinets, coving to ceiling, carpeted flooring and radiator.

En-suite

7'4" x 4'5" (2.25 x 1.36)

Window to front, WC, wash hand basin, corner shower, tiled flooring and partially tiled walls. Radiator.

Bedroom 2

11'0" x 8'8" (3.36 x 2.66)

Window to front, coving to ceiling, carpeted flooring and radiator.

Bedroom 3

10'11" x 9'10" (3.35 x 3.01)

Window to front, built in cupboards, coving to ceiling, carpeted flooring and radiator.

Bedroom 4

9'7" x 8'7" (2.94 x 2.64)

Window to rear, coving to ceiling, carpeted flooring and radiator.

Bathroom

7'9" x 6'3" (2.38 x 1.93)

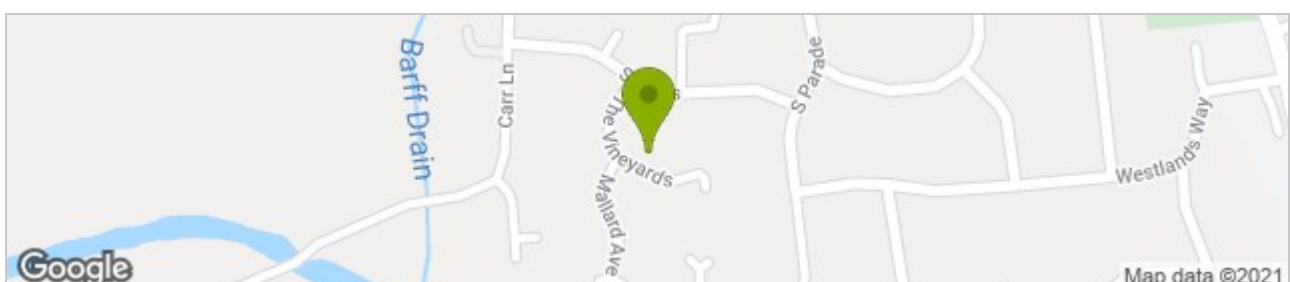
Window to rear, three piece suite comprising of WC, pedestal wash hand basin, panelled bath with shower over, partially tiled walls, tiled flooring and heated towel rail.

Rear Garden

Beautifully manicured and laid mainly to lawn with brick set path and patio area. A mix of fence, hedge and brick wall boundaries. Planted borders and outside tap.


Double Garage

Two electric up and over doors, window and pedestrian door to the rear, power and lights laid on.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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