



**16 Waltham Lane
Beverley, East Yorkshire HU17 8HB
Offers over £395,000**

W&P WOOLLEY
& PARKS

A FANTASTIC OPPORTUNITY TO PURCHASE IN THIS RARELY AVAILABLE LOCATION - NOONWARD CHAIN 360° VIRTUAL TOUR AVAILABLE ONLINE 24/7***

Occupying an enviable position at the head of this highly regarded and much sought after cul-de-sac, this established semi-detached property is offered to the market with scope for a degree of modernisation, affording a buyer the opportunity to complete the work to their own specific tastes. Briefly comprising of an Entrance Hall, Lounge, Dining Room, Inner Hall with Downstairs WC, Kitchen and Utility Lobby, as well as an Integral Garage completing the ground floor, with THREE well proportioned Bedrooms and a Bathroom to the first floor. Outside, there is driveway parking space in front of the house, and a low maintenance courtyard garden to the rear. The property enjoys a lovely view back up the cul-de-sac towards St Marys Church and is extremely convenient for the many and varied amenities on offer in the Town Centre. Properties in Waltham Lane are rarely offered to the market, so interested parties are advised to ACT QUICKLY to avoid missing out!



Entrance Hall

8'3" x 3'8" (2.51m x 1.12m)

A timber panel entrance door opens to an inviting Hall area, with ceiling coving, radiator and a timber framed, double glazed window to the front elevation. Stairs lead off.

Lounge

17'0" x 11'4" (5.18m x 3.45m)

A spacious reception room features ceiling coving, radiator and a timber framed, double glazed window to the front elevation. An electric fire, set upon a marble hearth and back with an ornate dark wood mantelpiece surround, creates an appealing focal point.

Dining Room

11'4" x 9'5" (3.45m x 2.87m)

An open archway leads through from the lounge into this additional reception room, with ceiling coving, radiator and timber double doors with double glazed panels, opening to the rear garden.

Inner Hall

6'7" x 3'0" (2.01m x 0.91m)

With ceiling coving and a generous storage cupboard below the staircase. Integral access into the garage.

Downstairs WC

4'11" x 3'7" (1.50m x 1.09m)

Comprising of a WC and pedestal wash basin, with wall tiling to half-height, radiator, ceiling coving and extractor fan.

Kitchen

12'0" x 11'4" max (3.66m x 3.45m max)

Comprehensively fitted with a range of base, wall and drawer units in a laminated finish with oak trim, rolled edge worktops, stainless steel sink unit and splash back tiling. There are recess spaces to accommodate a freestanding gas cooker and a fridge freezer, plus radiator, wall mounted gas central heating boiler, ceiling coving, timber framed double glazed window with extractor fan and a double glazed panel door opening to the utility lobby.

Utility Lobby

6'6" x 5'1" (1.98m x 1.55m)

With timber framed double glazing to three sides, overlooking the garden, plus an external door leading out, tiled flooring, fitted cabinet and plumbing for a washing machine.

Integral Garage

16'0" x 7'8" (4.88m x 2.34m)

With a timber up and over door from the driveway, electric lighting and power sockets, cold water tap and fitted shelving.

First Floor Landing

With ceiling coving, loft access hatch and a large, walk-in airing cupboard.

Bedroom One

15'5" x 11'6" (4.70m x 3.51m)

A generous double room features ceiling coving, radiator, built in storage cupboard above the staircase and a range of fitted wardrobes with dressing table and drawers. The timber framed, double glazed window to the front elevation enjoys a fabulous view up the lane towards St Mary's church.

Bedroom Two

14'8" x 11'2" (4.47m x 3.40m)

Another excellent double room, with ceiling coving, radiator, built in storage cupboard, fitted wardrobes and a vanity wash basin with tiled splash back and cabinets/drawer below. Timber framed double glazed window to the rear elevation.

Bedroom Three

11'10" x 7'8" (3.61m x 2.34m)

A sizeable single room or small double, with radiator and a timber framed double glazed window to the front elevation, again enjoying a wonderful view towards St Mary's church.

Bathroom

11'2" x 8'1" (3.40m x 2.46m)

Spacious and naturally light, the bathroom features an ivory coloured suite comprising of a panelled bath with mixer shower attachment, separate shower cubicle with mains plumbed shower unit, WC, pedestal wash basin and a bidet. With half to full height wall tiling, radiator with towel rail, ceiling coving and a timber framed double glazed window to the rear elevation.

External

The property boasts an attractive frontage, with a block paved driveway approach to the garage and a retained brick planter stocked with a variety of shrubbery. A gated pathway leads around the side of the house, to access the rear garden.

Rear Courtyard Garden

A lovely walled garden area is afforded a fair degree of privacy and is landscaped for ease of maintenance,

being laid to pavers with planted shrubbery and a raised bed. Large storage shed included.

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Virtual Viewing/Videos

In view of the restrictions imposed by the Government in relation to Coronavirus, a 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

New Viewing Protocols

In light of Government guidance regarding Coronavirus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.







Approximate total area⁽¹⁾

1291.27 ft²
119.96 m²



1st Floor Building 1

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Projected	Current	Projected
Very energy efficient - lower running costs 	Very environmentally friendly - lower CO ₂ emissions 	Very energy efficient - lower running costs 	Very environmentally friendly - lower CO ₂ emissions
(A-E)	(A-E)	(A-E)	(A-E)
(F-G)	(G)	(F-G)	(G)
(H-I)	(I)	(H-I)	(I)
(J-K)	(K)	(J-K)	(K)
(L-M)	(M)	(L-M)	(M)
(N-P)	(P)	(N-P)	(P)
All energy efficient - lower running costs 	All energy efficient - lower running costs 	All energy efficient - lower CO ₂ emissions 	All energy efficient - lower CO ₂ emissions

EU Directive 2002/91/EC EU Directive 2002/91/EC
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