

# Whitakers

Estate Agents



## 6 Thearne Lane, Beverley, HU17 0SA

**£210,000**

Situated in the highly sought-after village of Woodmansey, this attractive and well-presented property on Thearne Lane offers an excellent opportunity for a range of buyers seeking a blend of countryside charm and convenient access to Beverley town centre.

The accommodation briefly comprises an inviting entrance hall leading into a spacious and tastefully decorated lounge, providing a comfortable living space with ample natural light. To the rear, a modern fitted dining kitchen offers a range of wall and base units, complementary work surfaces and space for appliances, with French doors opening out onto the rear garden—ideal for both everyday living and entertaining.

To the first floor are well-proportioned bedrooms, each thoughtfully presented, together with a contemporary family bathroom fitted with a three-piece suite.

Externally, to the front, there is off-street parking/driveway provision enhancing the practicality of the home. The property benefits from a well-maintained rear garden, mainly laid to lawn with a patio seating area, creating a perfect space for outdoor relaxation.

Woodmansey is a popular residential location offering a semi-rural feel whilst remaining within easy reach of Beverley's extensive amenities, well-regarded schools and transport links.

The accommodation comprises

Ground floor

Porch



UPVC Double glazed entrance door and windows. Leads to:

Lounge 14'0" x 14'9" maximum (4.27 x 4.52 maximum )



UPVC double glazed window to the front aspect, coving, radiator, feature fireplace with multi fuel burner.

Inner hall

Leads to :

Dining room 9'2" x 15'0" (2.80 x 4.58 )



UPVC double glazed window to the side aspect, double doors to the conservatory, coving, radiator, under stairs cupboard and stairs ascending to the first floor landing.

Bedroom three 16'1" x 10'2" maximum (4.91 x 3.12 maximum )



UPVC double glazed window to the front aspect, coving, and a radiator.

Kitchen 10'7" x 11'3" (3.23 x 3.45 )



UPVC double glazed window and rear entrance door to the rear aspect, a range of wall and base units with work surfaces, tiled splash backs, single drainer sink unit, plumbed for washing machine.

### Conservatory 16'11" x 8'0" (5.16 x 2.45 )



UPVC double glazed throughout with French doors, and tiled flooring.

### Bathroom



UPVC double glazed window to the rear aspect, partially tiled and fitted with a three piece suite comprising panelled bath with a mixer shower and shower screen, vanity wash basin and a low flush WC.

### First floor

### Bedroom one 8'5" x 10'4" (2.58 x 3.17 )



UPVC double glazed window to the front aspect, radiator, and open door way to:

### En-suite



With wash hand basin with vanity, low flush WC and storage into the eaves.

### Bedroom two 8'10" x 10'8" (2.70 x 3.26 )



UPVC double glazed window to the rear aspect, fitted wardrobes, storage into the eaves.

### External



Externally, to the front, there is off-street parking/driveway provision enhancing the practicality of the home. The property benefits from a well-maintained rear garden, mainly laid to lawn with a patio seating area, creating a perfect space for outdoor relaxation.

### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - WOO120006000

Council Tax band - C

EPC rating  
EPC rating - D

#### Material Information

Construction - Standard  
Conservation Area - No  
Flood Risk - High  
Mobile Coverage / Signal - EE / Vodafone / Three / O2  
Broadband - Basic 1 Mbps / Ultrafast 1000 Mbps  
Coastal Erosion - N/A  
Coalfield or Mining Area - N/A

#### Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

#### Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

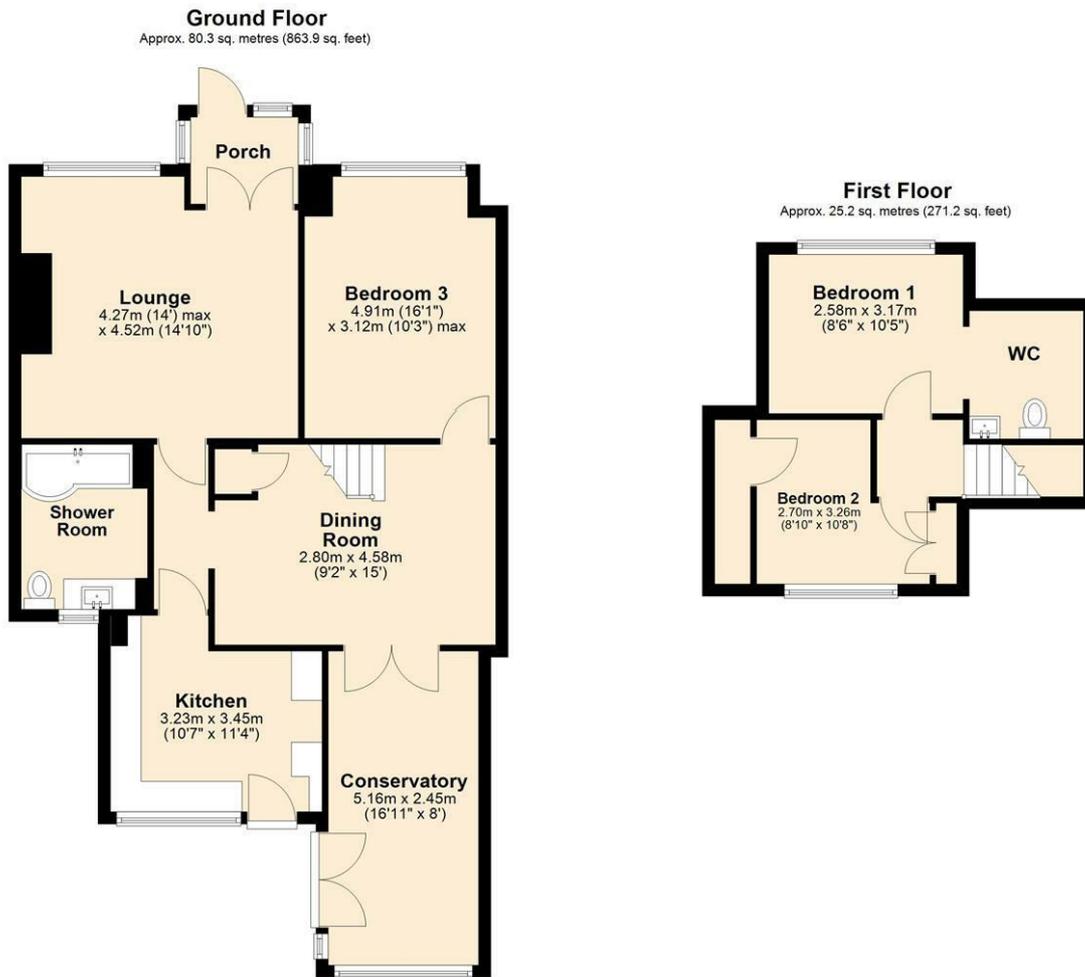
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#### Whitakers Estate Agent Declaration

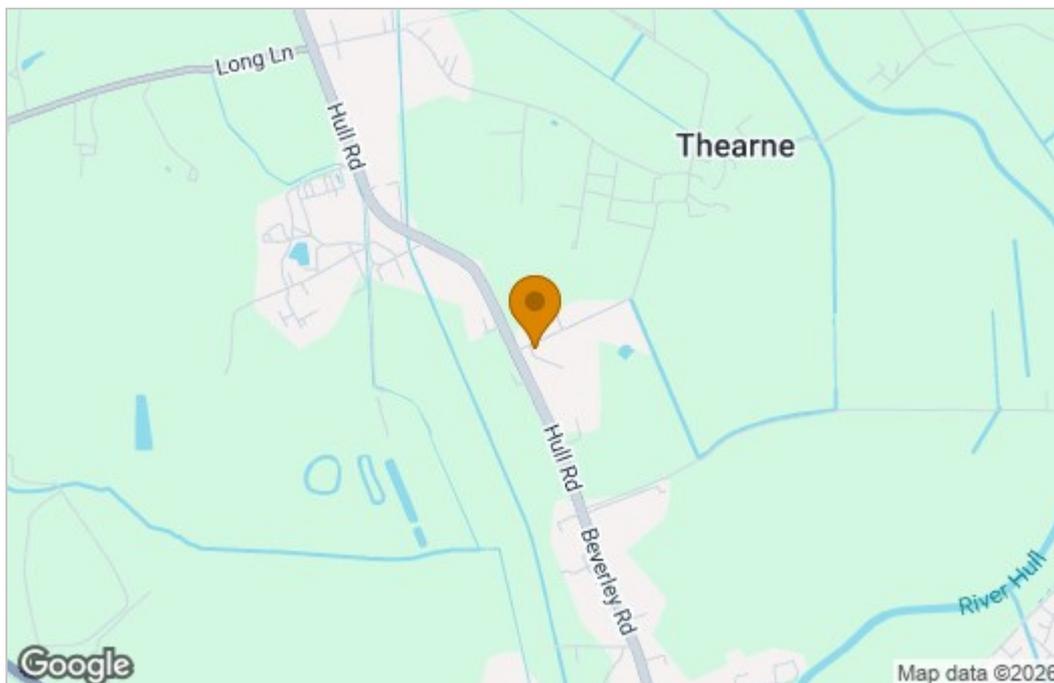
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# Floor Plan

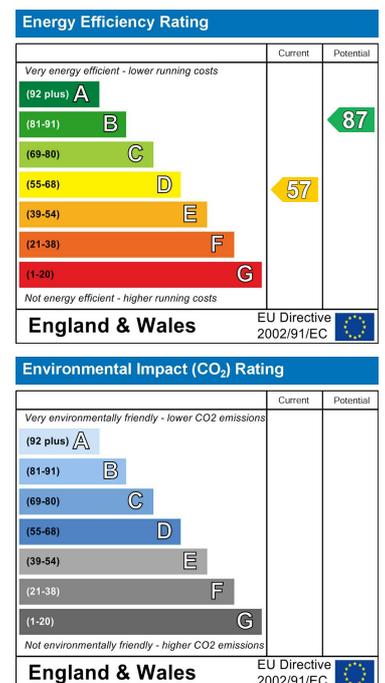


Total area: approx. 105.5 sq. metres (1135.1 sq. feet)

# Area Map



# Energy Efficiency Graph



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