

# Whitakers

Estate Agents



## 26 Waltham Lane, Beverley, HU17 8HB

**£459,950**

Situated in one of the most exclusive addresses in Beverley. A rare opportunity to acquire a stunning home within the Heart of Beverley's North Bar Within. This modern mews style property is conveniently situated in close proximity to a vibrant array of shopping and recreational amenities together with an abundance of cafes, bars and restaurants, whilst being pleasantly tucked away in a contemporary residential area with its own unique style and sense of community.

The well proportioned living accommodation briefly comprises: entrance porch, hallway, spacious lounge, dining room, fitted kitchen, day room, utility room and cloakroom. On the first floor there are FOUR bedrooms - the master having an en suite shower room and family bathroom with four piece suite.

To the front of the property there is a private driveway providing off street parking for several vehicles. To the rear of the property there is an enclosed low maintenance garden with decked seating area, decorative aggregates and raised flower beds.

An internal viewing is highly recommended.

EPC Rating D



## The Accommodation Comprises

### Ground Floor

#### Recess Storm Porch

Leads to:

#### Entrance Hall

Double glazed window, central heating radiator, coved ceiling, staircase to landing off.

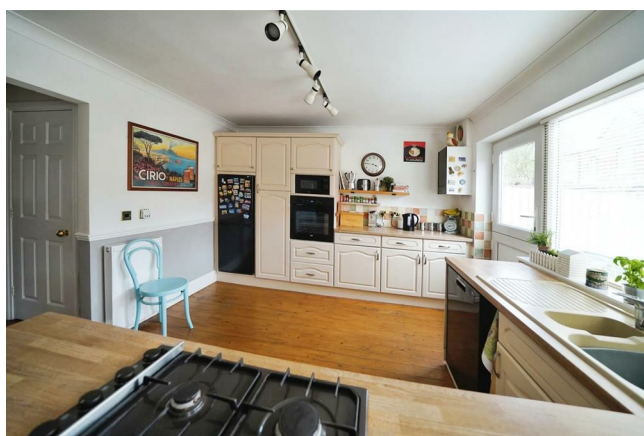
Lounge 15'5" x 12'4" maximum (4.70m x 3.76m maximum)

Twin double glazed windows, two gas central heating radiators, Adam style fire surround with a marble back and hearth and a living flame gas fire, coved ceiling with a ceiling rose, dado rail and polished floor boards.

Day Room 9'6" x 9'4" maximum (2.90m x 2.87m maximum)

UPVC double glazed window window, and gas central heating radiator.

Kitchen / Dining Room 25'4" x 12'9" (7.73 x 3.89 )



Upvc double glazed stable type rear entrance door, UPVC double glazed sliding patio doors, UPVC double glazed picture window, two gas central heating radiators and a range of base wall and drawer units, fitted work surfaces, colour coded single drainer sink unit with mixer tap and waste disposal, split level oven and hob, gas central heating boiler, coved ceiling and polished floorboards.

#### Cloakroom

Low flush WC and wash basin.

Utility Room 2.22m x 1.76m maximum

Fitted work surfaces, ample shelving and a single drainer sink unit.

#### Inner hallway

Polished floor boards, dado rail and an under stairs storage cupboard.

### First Floor Accommodation

#### Landing

Airing cupboard housing the hot water cylinder, loft hatch with a pull down ladder (and potential for additional rooms) coved ceiling.

Master Bedroom 15'10" x 12'6" maximum (4.83 x 3.82 maximum)

Twin Upvc double glazed windows, central heating radiator, coved ceiling, a comprehensive range of wardrobes and bedroom furniture.

#### En Suite Shower Room

Upvc Double glazed window, towel rail central heating radiator, fully tiled and fitted with a three piece suite comprising shower cubicle, wash basin and a low flush WC.

Bedroom Two 17'10" x 9'10" maximum (5.44 x 3.00 maximum)

Upvc Double glazed window, central heating radiator, fitted with a range of wardrobes and bedroom furniture.

Bedroom Three 11'4" x 11'4" maximum (3.47 x 3.46 maximum)

Upvc Double glazed window, central heating radiator, double wardrobe.

Bedroom Four 8'7" x 7'10" maximum (2.62 x 2.40 maximum)

Upvc Double glazed window and a central heating radiator.

#### Family bathroom

Upvc Double glazed window, tower rail central heating radiator, fitted with a four piece suite comprising panelled bath, shower cubicle, vanity wash basin and a low flush WC.

### External



To the front of the property there is the driveway and a well stocked side border. At the rear of the property there is an easily maintained and secluded garden with decking area and gravelled area's, raised planters, fenced surround and pedestrian access.

Outside security lighting, water and power supplies.

#### Parking

The property has a double width block paved driveway.

#### Tenure

Freehold

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The property is held under Freehold tenureship.

#### Council Tax Band

Council Tax band - F

Local Authority - East Riding Of Yorkshire

#### EPC Rating

EPC rating - D

#### Material Information

Construction - Brick and tiled roof

Conservation Area - Yes

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 22 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - Not applicable

Coalfield or Mining Area - No

#### 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.

#### Free Market Appraisals / Valuations

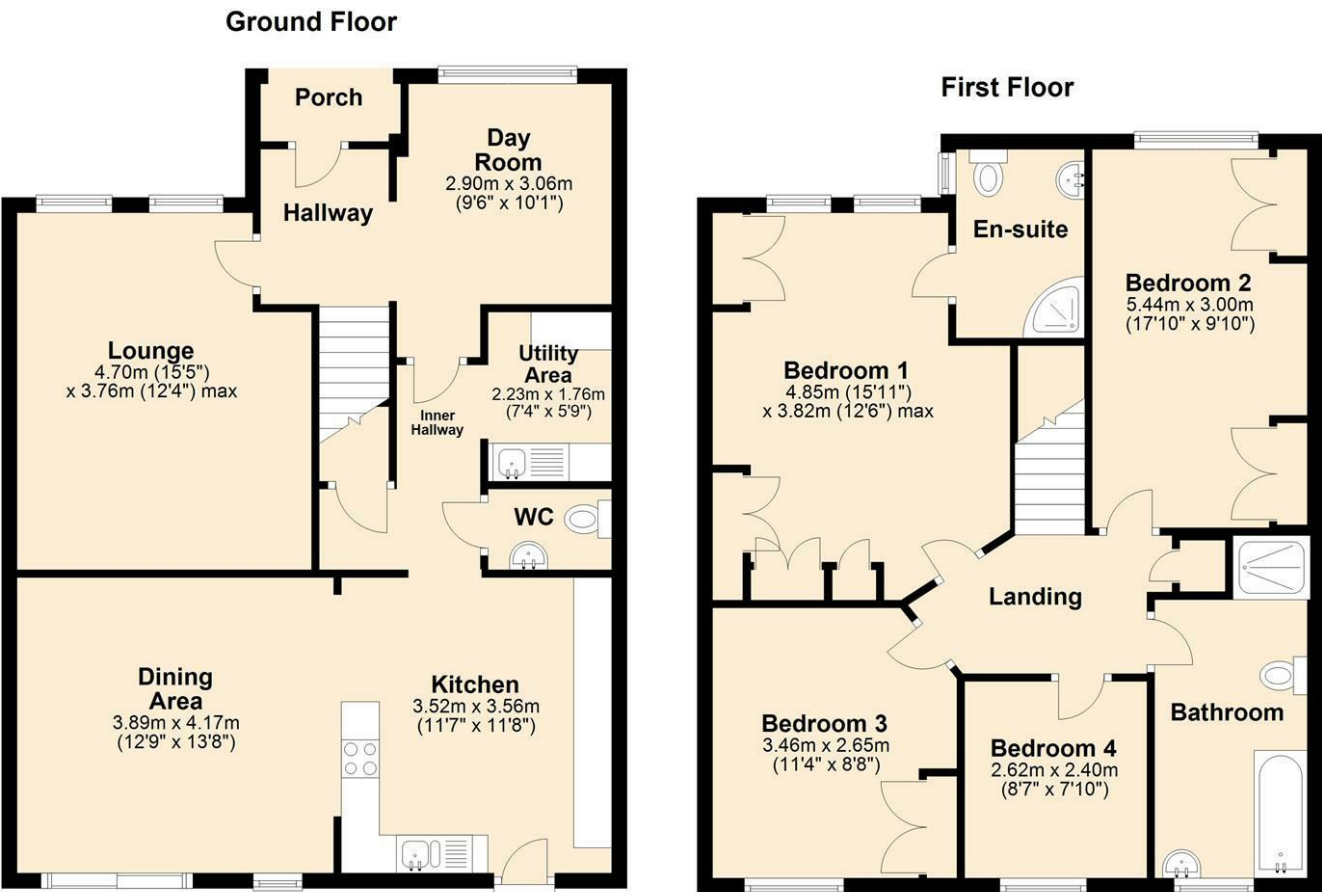
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for

the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

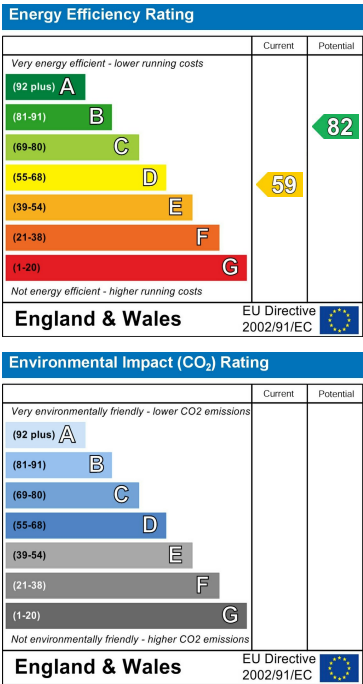


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.