



35 Grayburn Lane

, Beverley, HU17 8JR

£420,000



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Ground Floor

Entrance Hallway

A welcoming entrance to the front via wooden door, hallway with radiator and fixed stair case to first floor.

Lounge

9'10" x 13'1" (3.02m x 4.00m)

With sash window to the front, carpet floor, radiator and open feature fireplace.

Open Plan Kitchen/Dining Room

13'6" x 26'4" (4.12m x 8.04m)

With double glazed Bi-folding doors opening to the garden, triple glazed skylight, a range of wall and base units with granite work surfaces, central island unit with breakfast bar, under counter sink, Range master oven, extractor hood, integrated washing machine, integrated dishwasher, wine cooler and fridge/freezer, fitted cabinets, under-stairs cupboard, radiator and underfloor heating under the kitchen area.

First Floor

Central Landing

Providing access to all first floor rooms, with radiators and stairs to second floor.

Bedroom Two

13'7" x 13'2" (4.15m x 4.02m)

Sash window to front, carpet flooring and radiator.

Bedroom Three

10'6" x 10'0" (3.21m x 3.07m)

Sash window to rear, carpet flooring and radiator.

Bathroom

12'3" x 5'11" (3.75m x 1.81m)

With double glazed window to rear, comprising panelled bath, walk in shower cubicle, wash hand basin set within vanity unit with drawer storage below, low level WC and heated towel rail.

Second Floor

Bedroom One

13'5" x 13'3" (4.10m x 4.04m)

With double glazed dormer window to front, carpet flooring, radiator and dressing room.

Dressing Room

10'5" x 6'9" (3.20m x 2.06m)

En Suite

6'3" x 10'5" (1.92m x 3.20m)

With double glazed window to the rear, fitted with a three-piece suite, comprising enclosed shower cubicle, pedestal sink unit and low level WC and heated towel rail.

Externally

Rear entrance to the garden with lawn, patio, brick built work room, outside tap and lights.

Council Tax Band

We have been advised the property is council tax band C, payable to East Riding of Yorkshire Council.

ADDITIONAL INFORMATION

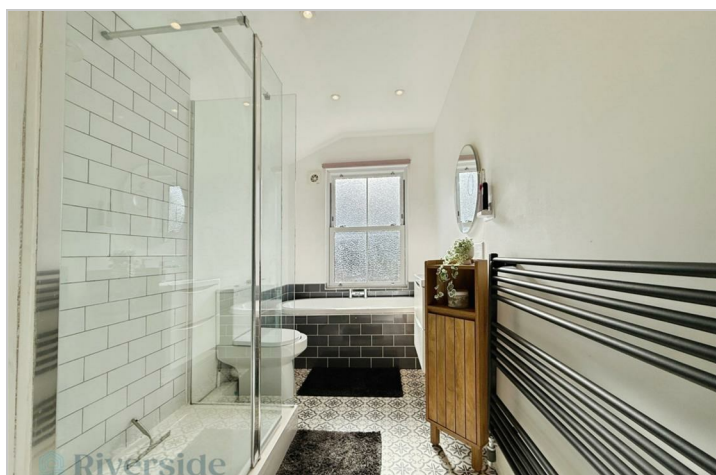
Tenure:

Freehold

Tel: 01482 322411

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



Road Map



Hybrid Map



Terrain Map



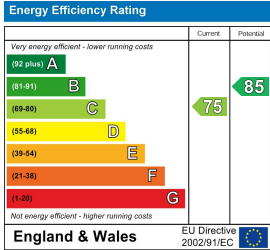
Floor Plan



Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

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.