



Wingfield Way, Beverley, HU17 8XE
Offers Over £170,000


**Philip
Bannister**
Estate & Letting Agents

Wingfield Way, Beverley, HU17 8XE

Key Features

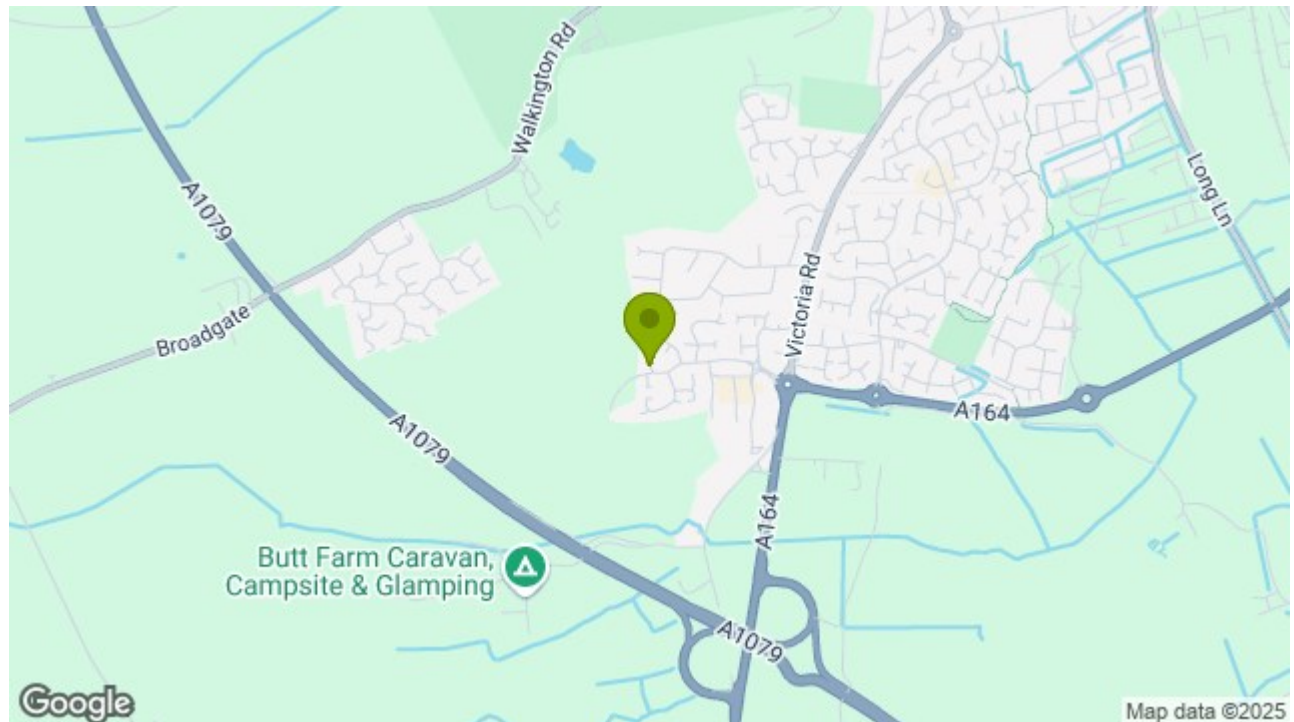
- Excellent Location Within A Cul De Sac
- Close to Local amenities and Transport Links
- Entrance Porch and Hall, Lounge
- Fitted Kitchen, Conservatory, Landing
- Two Double Bedrooms, Bathroom.
- Parking space to the Front, Rear Garden With Open Views
- No Chain Involved,. Early Viewing Is A Must
- EPC - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Nestled in a tranquil cul-de-sac on the south side of Beverley Town, this superb end-terraced house presents an excellent opportunity for first-time buyers or investors alike. The property boasts two generously sized double bedrooms, and to the rear is open views over fields.

The house features a covered porch, entrance hall, Lounge, modern fitted Kitchen, conservatory, two double bedrooms and a modern bathroom. Additionally, the property includes parking for one vehicle, a valuable asset in this desirable location. With its appealing layout and prime position, this end-terraced house is not only a charming home but also a sound investment opportunity.

Whether you are looking to settle down in a friendly community or seeking a property with great rental potential, this delightful home on Wingfield Way is sure to meet your needs. Don't miss the chance to make this lovely property your own, which is offered with no chain involved.





BEVERLEY

The market town of Beverley is famous for its Minster, Westwood, racecourse & market places and is steeped in history. The town offers a vast array of local shops and amenities and railway station and is located some 10 miles North of the City of Hull, 25 miles southeast of York. Good road & rail connections offer easy access for the A63/M62 motorway link, Humber Bridge & the East Coast.

GROUND FLOOR

ENTRANCE PORCH

with storage cupboard.

ENTRANCE HALL

with double glazed entrance door, laminate flooring and storage cupboard.

LOUNGE

14' x 12'7 max measurements (4.27m x 3.84m max measurements)
with double glazed patio doors leading to the conservatory, feature fireplace with electric fire and stairs to the first floor.

FITTED KITCHEN

8'10 x 7' (2.69m x 2.13m)
With a range of base and wall units, laminate work surfaces, drawers, stainless steel sink unit, gas hob, electric oven, extractor hood, space for fridge and freezer, plumbing for automatic washing machine, splash back tiling, laminate floor and double glazed window to front elevation.

CONSERVATORY

7'6 x 6'10 (2.29m x 2.08m)
with laminate flooring and double glazed door giving access to the rear garden.

FIRST FLOOR

BEDROOM 1

11' max measurements x 9'4 (3.35m max measurements x 2.84m)
with two double glazed windows to the rear elevation and a storage cupboard.

BEDROOM 2

12' x 7'7 (3.66m x 2.31m)
with double glazed window to the front elevation.

BATHROOM

7'9 x 4'8 (2.36m x 1.42m)
With three piece white suite, comprising panelled bath with shower above and glazed shower screen, wash hand basin with vanity cupboard beneath, w.c., radiator, fully tiled, heated towel rail and double glazed window to front elevation.

EXTERNAL

Outside to the front of the property is a parking space and to the rear is a good sized lawn garden with patio area, flower and shrub borders, shed and open views over fields.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.
CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.
DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B. (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.
VIEWING - Strictly by appointment with the sole agents.
FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.
We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or

lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

TENURE.

We understand that the property is Freehold.

AGENTS NOTES - PROBATE

Please note that the property is currently seeking Grant of Probate and as such completion of purchase could be delayed.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C0225

