

# staniford grays



18 Browns Way, Beverley, HU17 8FQ

£399,950





# 18 Browns Way

Beverley, HU17 8FQ

- FOUR BEDROOMS
- DETACHED HOME
- OPEN PLAN LIVING ON GROUND FLOOR
- OFF STREET PARKING
- SUPERBLY PRESENTED
- MASTER WITH ENSUITE
- GREAT LOCATION
- MODERN FITTED KITCHEN
- GARAGE
- LOW MAINTENANCE REAR GARDEN

This four bedroomed (master with ensuite) detached property is situated in a sought after location close to Beverley Town Centre and commuter links.

The property has open plan living at its heart and needs to be viewed to appreciate the quality and size on offer.

Briefly comprising hallway, open plan kitchen diner, living room, cloakroom, four bedrooms (with master ensuite) and family bathroom. Externally, to the front is a driveway allowing off street parking, a lawned area and integral garage, whilst to the rear is a low maintenance garden which has been landscaped to provide a good entertaining space.



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## ACCOMMODATION COMPRISES

### ENTRANCE HALL

Has stairs to the first floor, radiator and ingenious design of under stairs fitted cupboards.

### KITCHEN DINER

26'8" x 14'10" maximum (8.13m x 4.52m maximum)  
Wall and base units with centre island, wooden work surfaces, five ring induction hob. Eye level double and single oven, integral microwave, integral fridge freezer, integral dishwasher, breakfast bar, window to the rear, door to the rear. Door to the front and radiator.

### LIVING ROOM

14'10" x 11'8" (4.52m x 3.56m)  
Feature log burning stove with mantle over, bay window to the rear with patio doors opening onto the rear garden. Karndean flooring.

### WC/ CLOAKS

Has a low flush WC, wash hand basin, radiator and Karndean flooring.

### FIRST FLOOR LANDING

Has loft access and radiator.

### MASTER BEDROOM

15'5" x 14'6" (4.70m x 4.42m)  
Range of fitted wardrobes, windows to the front and rear, radiator and glass screen leading to....

### ENSUITE

Shower cubicle with mains fed shower over, low flush WC, wash hand basin and window to the rear.

### BEDROOM TWO

11'5" x 9' (3.48m x 2.74m)  
Window to the rear and radiator.

### BEDROOM THREE

14'6" max x 9'2" (4.42m max x 2.79m)  
Built in storage cupboard, three windows to the front and radiator.



**BEDROOM FOUR**

9'1" x 8'5" (2.77m x 2.57m)

Window to the front and radiator.

**HOUSE BATHROOM**

Has a panel bath with shower attachment, low flush WC, pillared wash hand basin, radiator, double glazed window to the front and is set in a part tiled surround.

**EXTERNAL**

To the front is a lawned garden with a side brick paved driveway leading to the garage.

To the rear of the property is a landscaped garden which has been created for low maintenance and is set over two levels to create a unique entertaining space.

**GARAGE**

17'11" x 8'11" (5.46m x 2.72m)

Has electric roller doors and personnel door to the hallway. With power laid on.

**COUNCIL TAX:**

We understand the current Council Tax Band to be D

**SERVICES :**

Mains water, gas, electricity and drainage are connected.

**TENURE :**

We understand the Tenure of the property to be Freehold.

**MORTGAGE CLAUSE :**

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**PROPERTY PARTICULARS DISCLAIMER :**

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

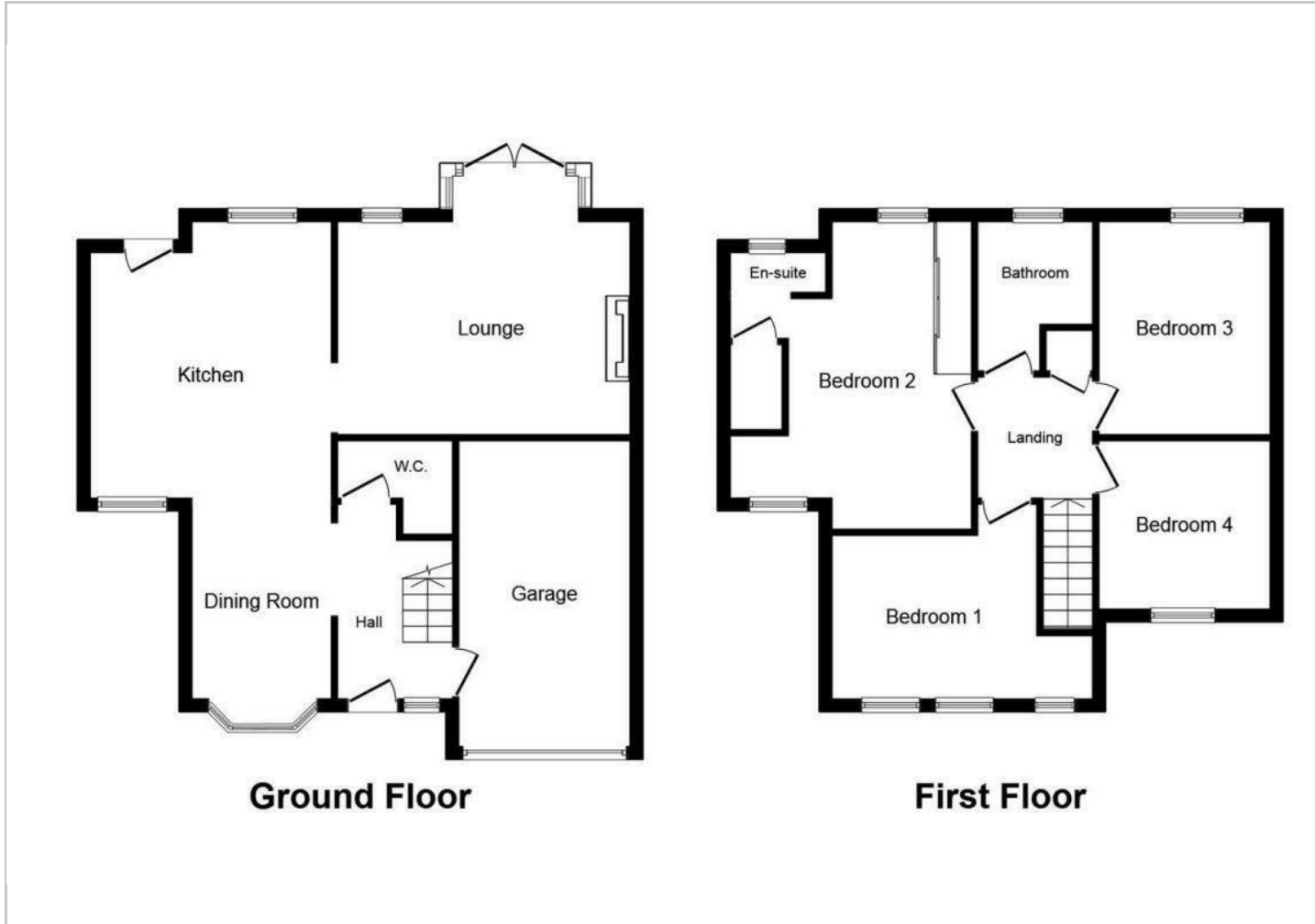
MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

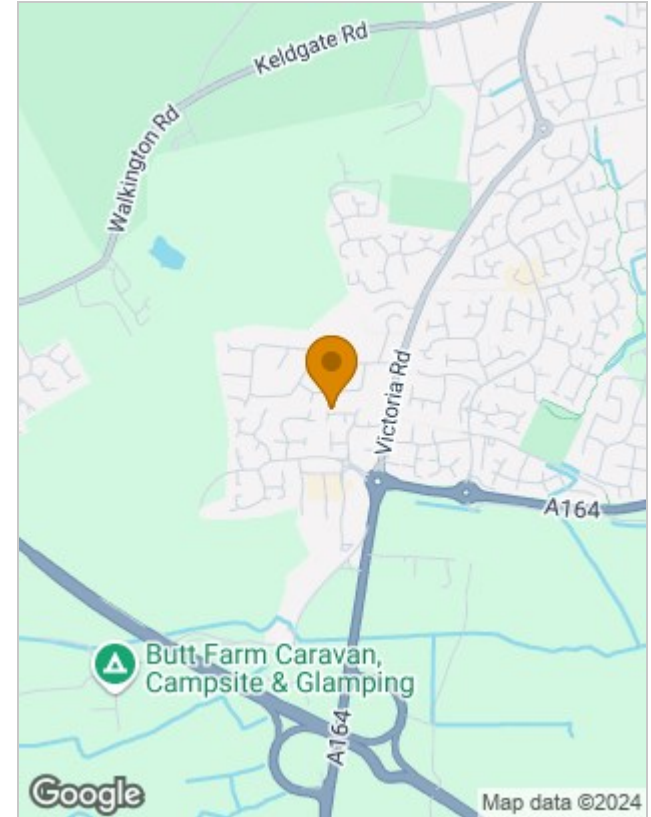
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



## Floor Plans



## Location Map



## Energy Performance Graph

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

## Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.