

**staniford**  
grays



86 Becksde, Beverley, HU17 0PD

£164,950





# 86 Becksde

Beverley, HU17 0PD

- FULLY RENOVATED HOME
- EXTENDED TO REAR
- COURTYARD GARDEN
- SEMI-DETACHED
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- TWO DOUBLE BEDROOMS
- CONVENIENT SETTING
- NO ONWARD CHAIN

FULLY RENOVATED HOME IN POPULAR BECKSIDE SETTING - IDEAL FOR FIRST TIME BUYERS AND INVESTORS.

Stanford Grays invite for inspection this traditionally styled home having recently undergone a full programme of refurbishment and upgrade.

Conveniently positioned within walking distance of Beverley centre and Flemingate development. Being deceptively spacious and offers a ready to move in home (no onward chain).

The Living space to the ground floor comprises; Open plan Lounge to Dining Room, Kitchen and ground floor Bathroom. To the first floor level a landing provides access to Two double Bedrooms.

Private Courtyard garden to the rear offer good levels of seclusion throughout.

Suitable for a range of purchasers and given the full programme of upgrade comes ready for immediate occupation.



£164,950



## ACCOMMODATION COMPRISES

**RECEPTION LOUNGE** 11'5" x 10'9" (3.49 x 3.30)  
Accessed via uPVC double glazed entrance door opening into reception lounge with decorative fireplace, hearth and mantle, uPVC double glazed window to front outlook with laminate flooring continuing through to.....

**OPEN PLAN DAY ROOM/ DINING SPACE** 10'7" x 12'9" (3.25 x 3.89)  
Of an excellent size and potentially used as a second reception space with return staircase approach with balustrade and spindles leading to first floor level. Laminate to floor coverings, suitably sized to accommodate dining table and furniture suite with access to ground floor shower room also.

**KITCHEN** 12'5" x 5'11" (3.80 x 1.82)  
Neutrally appointed throughout and benefitting from high gloss wall and base units with four ring hob, stainless steel extractor canopy over, low level oven, space for white good appliances. Inset sink and drainer with mixer tap, contrasting work surfaces and upstand and a dedicated fridge freezer. Inset spotlights to ceiling, eye level window and uPVC double glazed access door to rear courtyard.

**GROUND FLOOR SHOWER ROOM** 10'2" x 5'0" (3.11 x 1.54)  
Immaculately appointed throughout with white sanitary ware incorporating basin inset to vanity unit, low flush WC, shower cubicle with rainfall shower head and additional shower head also. Splashback shower screening, heated towel rail and wall mounted combination boiler.

**FIRST FLOOR LANDING**  
Providing access to two double bedrooms.

**BEDROOM ONE** 10'8" x 10'2" (3.27 x 3.10)  
With uPVC double glazed window to rear, laminate to floor covering, boasting double bedroom proportions and suitably sized to accommodate bedroom furniture.

**BEDROOM TWO** 11'6" x 10'9" at longest and widest point (3.53 x 3.29 at longest and widest point)  
With uPVC double glazed window to rear, laminate to floor covering, boasting double bedroom proportions and suitably sized to accommodate bedroom furniture.



#### **EXTERNAL**

Conveniently positioned in the increasing popular Becksides setting of Beverley, this semi detached home has the benefit of being fully remodelled internally, having undergone a programme of upgrade and extension to the rear.

Pedestrian access is granted via Becksides itself with a side access gate with the neighboring property, enjoying a right of pedestrian access to service and maintain the property, leading in turn to a private courtyard being hard landscaped throughout with storage area and has potential to be converted and upgraded depending on an individual purchasers needs and requirements, but low maintenance throughout.

The immediate setting remains a short distance walk away from a range of services and amenities provided via the Flemingate shopping development and short distance walk further to the historic town centre of Beverley.

The property comes ideally suited for first time buyers, downsizers and investment profiles with no further onward chain and viewing available through the sole selling agent Staniford Grays.

#### **COUNCIL TAX:**

We understand the current Council Tax Band to be B

#### **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.

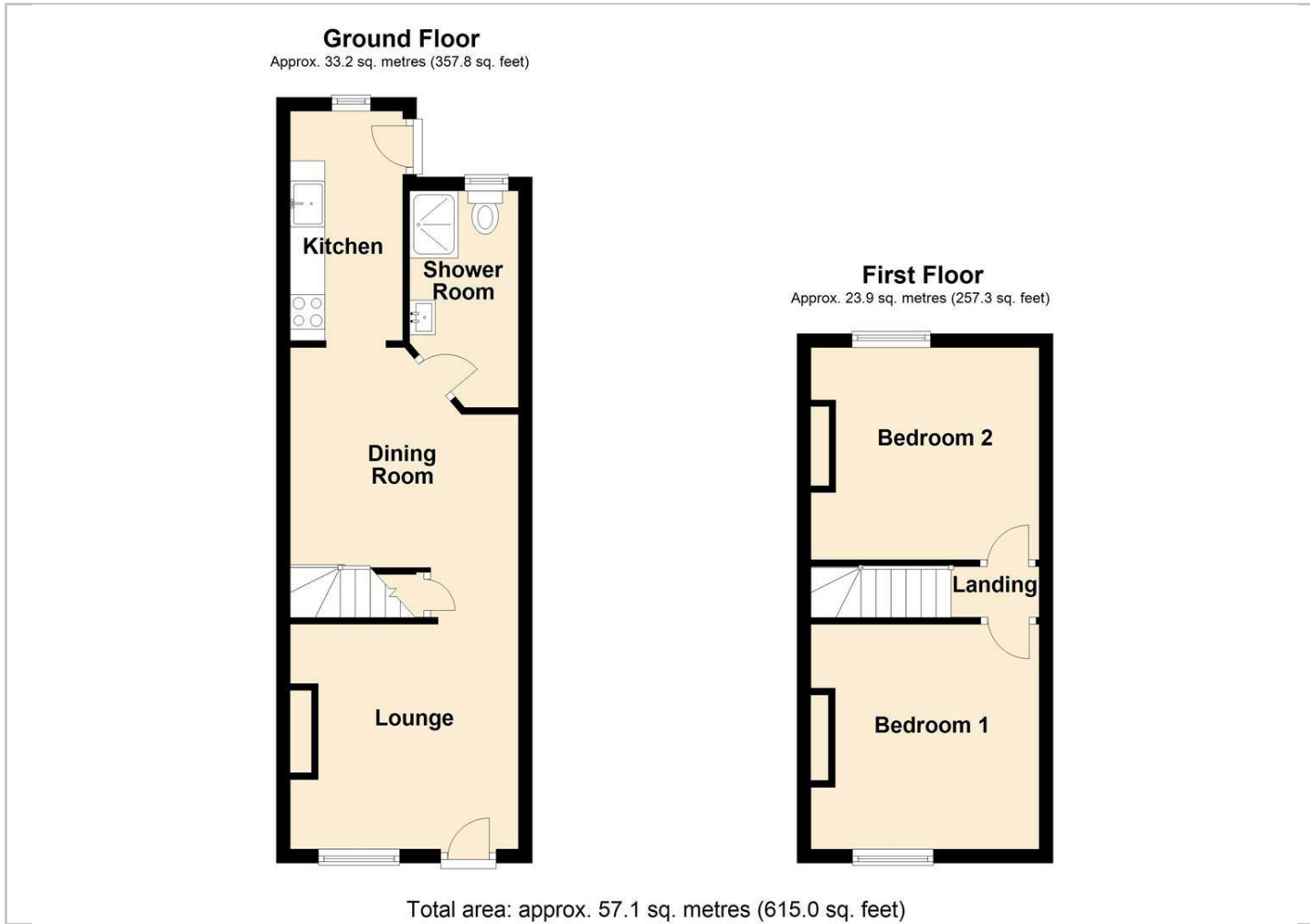
#### **MISREPRESENTATION ACT 1967**

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



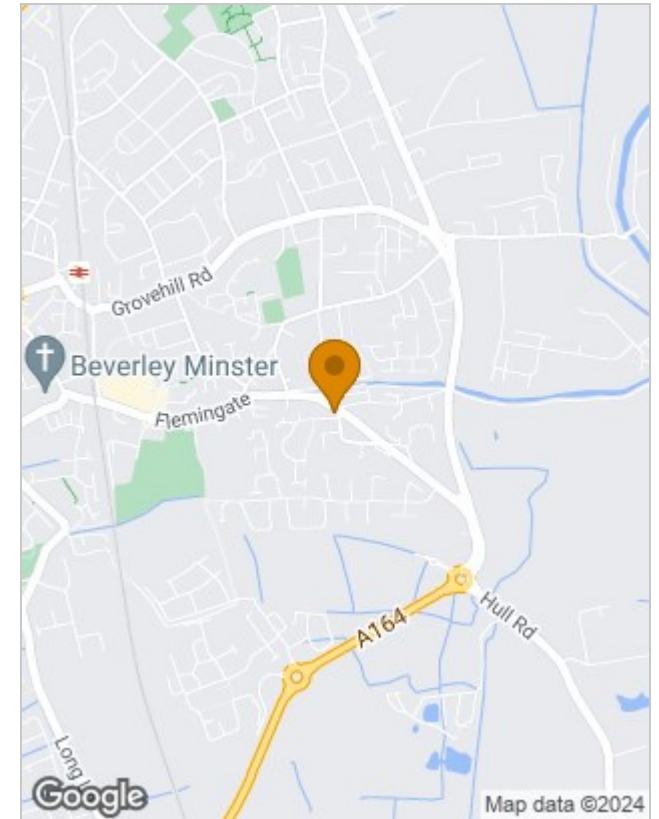
## Viewing

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.

3 Sow Hill Road, Beverley, East Riding of Yorkshire,  
Tel: 01482 866304 Email: bevsales@stanifords.com

## Location Map



## Energy Performance Graph

