

staniford
grays



30 St. Matthews Court, Minster Moorgate, Beverley, HU17 8JH

£310,000





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Beverley, HU17 8JH

- HIGHLY SOUGHT AFTER LOCATION
- PRIVATE REAR GARDEN
- GROUND FLOOR WC
- MEWS STYLE SETTING
- OFF STREET PARKING IN CAR PORT
- THREE BEDROOMS

This three bedroomed link detached property is situated in this Mews style development situated in the heart of Beverley Town Centre.

The property benefits from a private rear garden and off street parking in a car port. Briefly comprises fitted kitchen, living dining room, conservatory, ground floor WC. The first floor gives access to three bedrooms and house bathroom.

£310,000



ACCOMMODATION COMPRISES

ENTRANCE DOOR TO HALLWAY

With stairs to the first floor, under stairs cupboard and radiator.

GROUND FLOOR WC

Has a low flush WC, wash hand basin, radiator and window to the side.

KITCHEN

11'4" x 8' (3.45m x 2.44m)
Wall and base units, rolled top work surfaces, one and a half sink with mixer tap. Space for electric cooker, extractor hood over. Plumbing for a washing machine and dishwasher, radiator and window to the front.

LIVING/ DINING ROOM

14'8" x 11'9" (4.47m x 3.58m)
Real flame gas fire in feature surround, radiator, door to side and patio doors opening to...

CONSERVATORY

12'5" x 8' (3.78m x 2.44m)
Dwarf wall construction and has a patio door to the rear.

FIRST FLOOR LANDING

With loft access and leads to...

MASTER BEDROOM (Currently used as a second living

14'8" x 12'10" (4.47m x 3.91m)
Window to the rear and radiator.

BEDROOM TWO

11'6" x 9'9" (3.51m x 2.97m)
Built in wardrobe, window to the rear and radiator.

BEDROOM THREE

10'10" x 10'5" (3.30m x 3.18m)
Window to the front and fitted wardrobe.



HOUSE BATHROOM

Walk in bath with electric shower over, low flush WC, wash hand basin set in a vanity unit, window to the rear and radiator.

EXTERNAL

To the side of the property is a gated car port allowing off street parking.

To the rear of the property is a private garden with paved seating area, lawned garden, planted borders and set in a fenced and hedged surround.

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



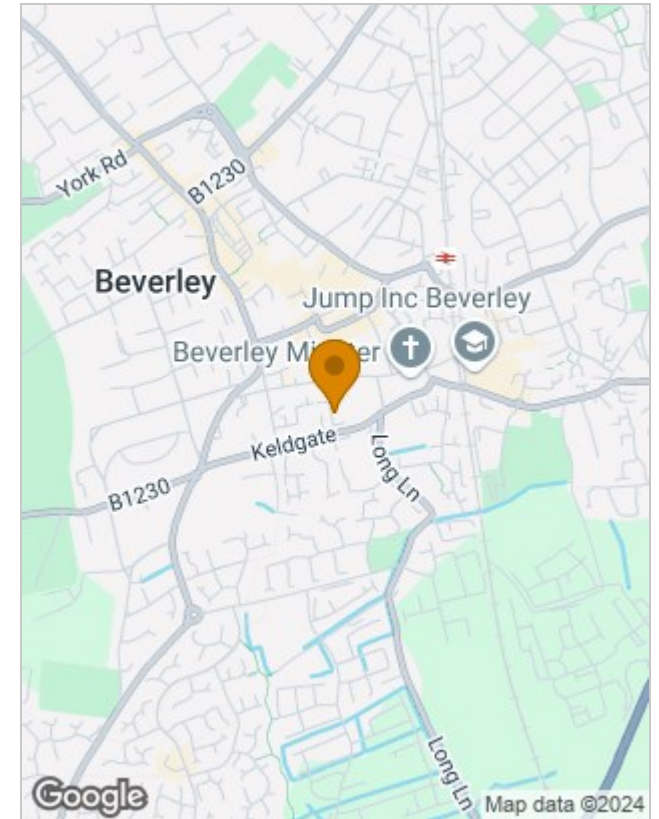
Viewing

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

