

staniford
grays



18 Hamilton Walk, Beverley, HU17 0FW

£279,950

3 2 2 C



FAMILY

noun
a group of people who live together
and usually drive each other crazy
but share so much love for one another.

18 Hamilton Walk

Beverley, HU17 0FW

- GREAT LOCATION
- FIRST FLOOR LIVING ROOM
- TWO BATHROOMS
- OPEN PLAN KITCHEN DINING AREA
- THREE BEDROOMS
- LOW MAINTENANCE REAR GARDEN

A superbly well presented three bedroomed town house situated in the heart of Flemingate, ideal for all the shops, amenities and entertainment.

The property has been maintained and updated to a very high standard and briefly comprises entrance hallway, open plan dining kitchen, WC cloaks, utility room. First floor living room, bedroom and bathroom. Two further bedrooms and bathroom to the second floor.

To the rear of the property is a low maintenance garden with parking available behind.



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ACCOMMODATION COMPRISES

ENTRANCE DOOR TO ENTRANCE PORCH

With stairs to the first floor.

WC/ UTILITY

Has a low flush WC, wash hand basin, plumbing for a washing machine and tumble dryer with window to the front.

DINING KITCHEN

21'10" maximum x 12'9" (6.65m maximum x 3.89m)

With wall and base units, rolled top work surfaces with tiled splashbacks, one and a half bowl stainless steel sink with mixer tap. Gas hob with electric oven under and extractor hood over. Integral dishwasher, integral fridge freezer, two radiators, under stairs cupboard and patio door to the rear.

FIRST FLOOR LANDING

Has stairs to the second floor and radiator.

LIVING ROOM

12'9" x 10'10" (3.89m x 3.30m)

Two windows to the front and radiator.

BEDROOM ONE

13'1" x 8'11" (3.99m x 2.72m)

Two windows to the front and radiator.

BATHROOM

Has a low flush WC, pillared wash hand basin, panel bath with mixer tap, mains fed shower over, glass shower screen and radiator.

SECOND FLOOR LANDING

Gives access to...

BEDROOM TWO

12'11" x 9' (3.94m x 2.74m)

There is a window to the front, radiator and airing cupboard.



BEDROOM THREE

10'10" x 6'1" (3.30m x 1.85m)

Two windows to the rear and radiator.

BATHROOM

Has a panel bath with mixer tap. Pillared wash hand basin, low flush WC, radiator and Velux window to the rear.

EXTERNAL

To the rear is a low maintenance garden with paved area and raised decked seating area and is set in a fenced and walled surround. With off street parking to the rear of the garden.

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. There is a management fee paid to First Port for approximately £16.00 a month (pays for the lighting on the development , shrubbery and cobble area's)

MORTGAGE CLAUSE :

Stanford 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



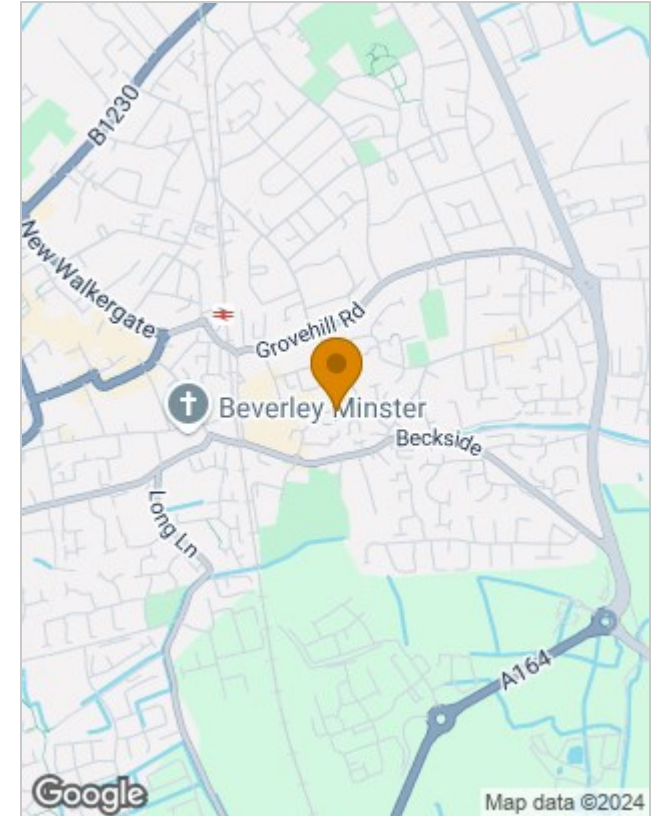
Viewing

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		79	
(69-80) C			
(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	