

staniford
grays



2 The Haven, Walkington, Beverley, HU17 8YH

£320,000

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2 The Haven

Beverley, HU17 8YH

- THREE BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION
- LARGE REAR GARDEN
- DRIVEWAY LEADING TO DETACHED GARAGE
- SUPERBLY PRESENTED
- USEABLE LOFT SPACE

A very well maintained three bedroom family home, situated in a sought after location, in the village of Walkington.

The property has been updated and maintained to a high standard by the current owners. To the rear of the property is a large private garden with a decked entertaining area. Early viewings recommended to appreciate the quality and size on offer.

£320,000



ACCOMMODATION COMPRISES

COVERED ENTRANCE PORCH

ENTRANCE DOOR TO HALLWAY

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

WC

With low flush WC, pillared wash hand basin and radiator.

LIVING ROOM

13'2" x 12'5" (4.01m x 3.78m)

Has windows to front and side, a feature gas fire in surround, double doors opening to dining area and radiator.

OPEN PLAN DINING KITCHEN

22'5" maximum x 9'10" maximum (6.83m maximum x 3.00m maximum)

Featuring wall and base units with tiled splashbacks and wooden work surfaces. Belfast sink with mixer tap, gas hob with extractor hood over. Eye level oven and grill, integral fridge freezer, integral dishwasher, integral washing machine. Window and patio door to the rear.

FIRST FLOOR LANDING

Has an airing cupboard, radiator and loft access with loft ladder leading to a useable loft space with Velux window.

MASTER BEDROOM

10'5" x 11'9" (into wardrobe) (3.18m x 3.58m (into wardrobe))

With built in wardrobe, window to the front and radiator.

ENSUITE

With shower stall, mains fed shower, low flush WC, pillared wash hand basin with mixer tap, window to the front and set in a part tiled surround.

BEDROOM TWO

10'2" x 7'6" (3.10m x 2.29m)

Window to the rear, radiator and storage cupboard.



BEDROOM THREE

8'6" x 6'8" (2.59m x 2.03m)

Window to the rear and radiator.

FAMILY BATHROOM

Has a panel bath with mains fed shower and glass shower screen, low flush WC, pillared wash hand basin, window to the rear, radiator and set in a part tiled surround.

EXTERNAL

To the front is a driveway allowing off-street parking for two cars leading to a detached garage with up and over door and electricity laid on.

To the rear of the property is a large garden with a decked entertaining area, large lawn set in a fenced surround.

COUNCIL TAX:

We understand the current Council Tax Band to be D

TENURE :

We understand the Tenure of the property to be Freehold.

SERVICES :

Mains water, gas, electricity and drainage are connected.

MORTGAGE CLAUSE :

Stanifords 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.

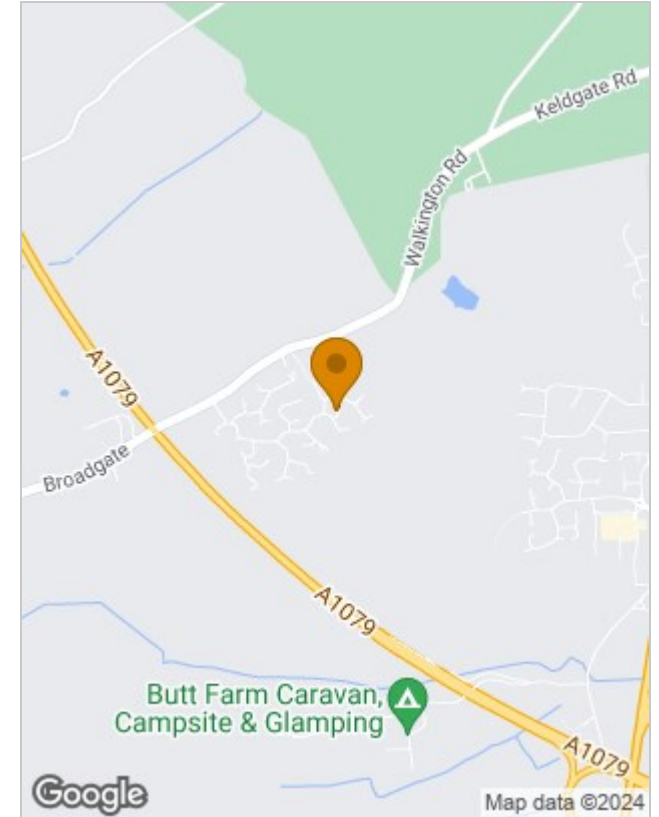




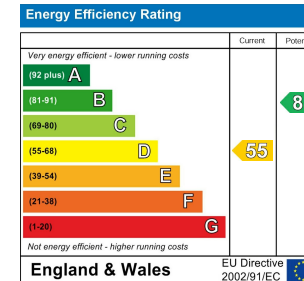
Floor Plans



Location Map



Energy Performance Graph



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.