

staniford
grays



38 Ferguson Road, Walkington, Beverley, HU17 8SL

£275,000





38 Ferguson Road

Beverley, HU17 8SL

- THREE BEDROOM SEMI DETACHED PROPERTY
- LARGE CONSERVATORY TO THE REAR
- DOUBLE GLAZED THROUGHOUT
- LOCATED IN A HIGHLY SOUGHT AFTER EAST YORKSHIRE VILLAGE
- OFF STREET PARKING AND GARAGE
- ENSUITE AND FAMILY BATHROOM

A three bedroomed (Master Ensuite) semi detached property in a sought after village location.

Maintained to a high standard by the current owner and briefly comprising entrance hallway, WC cloaks, lounge, dining room, modern fitted kitchen and large conservatory to the rear. To the first floor are the three bedrooms with the Master ensuite and family bathroom. There is a low maintenance garden off street parking area to the front leading to a single garage. Whilst to the rear is a low maintenance garden set in a hedged surround.



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ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

With stairs to the first floor and radiator.

LIVING ROOM

18'9 x 16'8 max (5.72m x 5.08m max)

With bay window to the front and real flame gas fire in feature surround.

DINING AREA

Radiator and French doors opening onto ...

10'6 x 9'4 (3.20m x 2.84m)

CONSERVATORY

16'5 max x 12'11 (5.00m max x 3.94m)

An 'L' shaped conservatory, glass roof and doors to the garden and side driveway.

WC CLOAKS

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

MODERN FITTED KITCHEN

14'6 x 8'11 (4.42m x 2.72m)
With a range of wall and base units, rolled top work surfaces and tiled splashbacks. One and a half sink with mixer tap, five ring gas hob with extractor hood over and electric oven under. Plumbing for a washing machine, cupboard with gas boiler, radiator and window to the rear and side.

FIRST FLOOR LANDING

Has two storage cupboards and loft access.

MASTER BEDROOM

A range of fitted wardrobes, windows to the front and radiator.

18'9 x 10'11 (5.72m x 3.33m)

ENSUITE SHOWER ROOM

There is a shower stall with mains fed shower, low flush WC, wash hand basin and chrome towel rail.



BEDROOM TWO

There is a window to the rear and radiator.

10'5 x 8'10 (3.18m x 2.69m)

BEDROOM THREE

Window to the rear and radiator.

9'8 x 7'2 (2.95m x 2.18m)

HOUSE BATHROOM

With 'P' shaped bath and electric shower over, low flush WC, pillared wash hand basin radiator and window to the side.

EXTERNAL

To the front there is a low maintenance brick paved garden with a side driveway leading to the garage, with up and over door.

To the rear is a low maintenance garden with lawned area, paved seating area and set in a fenced 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.

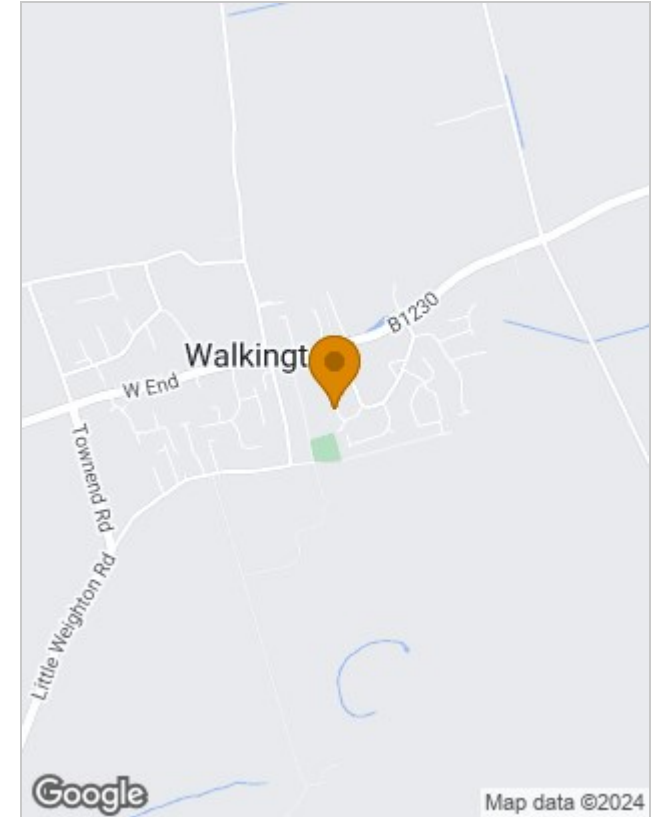
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



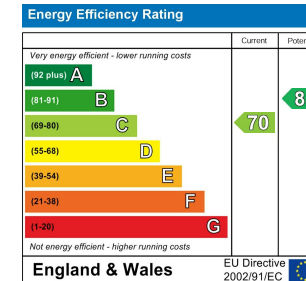
Floor Plans



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.