

**staniford**  
grays



5 Scaife Mews, Beverley, HU17 0GB

£315,000

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# 5 Scaife Mews

Beverley, HU17 0GB

- LARGE THREE STOREY TOWNHOUSE
- HIGHLY SOUGHT AFTER WATERSIDE LOCATION
- THREE/ FOUR BEDROOMS
- MASTER BEDROOM WITH ENSUITE
- OFF STREET PARKING AND GARAGE
- RECENTLY RE-GLAZED

A three/four bedroomed (with Master ensuite) townhouse in a highly sought after location close to the Flemingate development and Beverley Town Centre and briefly comprising entrance hall, ground floor bedroom/ study, WC, utility room, first floor gives access to the large lounge dining room and a modern fitted breakfast kitchen. Whilst the second floor gives access to three further bedrooms with a Master ensuite and a house bathroom.

To the front is a courtyard garden overlooking Beverley Beck, whilst to the rear there is a gated off street drive leading to an integral garage.



£315,000



## ACCOMMODATION COMPRISES

### ENTRANCE DOOR TO HALLWAY

With under stairs cupboard, two radiators and stairs to the first floor.

### WC CLOAKS

Has a low flush WC, wash hand basin and radiator.

### STUDY/ BEDROOM FOUR

12'10 x 10'10 (3.91m x 3.30m)

Bay window to the front with views of Beverley Beck, and radiator.

### UTILITY ROOM

Has plumbing for a washing machine, stainless steel sink and radiator.

### FIRST FLOOR LANDING

Has stairs to the second floor.

### LIVING DINING ROOM

20'4 max x 16'4 max (6.20m max x 4.98m max)

Real flame gas fire in feature surround, two windows to the front, two radiators and double doors opening onto...

### BREAKFAST KITCHEN

13'9 x 10' (4.19m x 3.05m)

Wall and base units, rolled top work surfaces with tiled splashbacks, one and a half stainless steel sink with mixer tap. Gas hob with extractor hood over. Eye level electric oven, integral dishwasher, two windows to the rear and radiator.

### SECOND FLOOR LANDING

Has loft access and an airing cupboard.

### MASTER BEDROOM

13'6 x 12'3 (4.11m x 3.73m)

Window to the front and radiator.

### ENSUITE

Has a shower stall with mains fed shower over, low flush WC, wash hand basin and radiator.



**BEDROOM TWO**

Window to the front and radiator.

10'3 x 11' (3.12m x 3.35m)

**BEDROOM THREE**

Window to the front and radiator.

9'2 x 7'8 (2.79m x 2.34m)

**HOUSE BATHROOM**

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

**EXTERNAL**

To the front is a courtyard garden overlooking Beverley Beck, whilst to the rear is a gated off street parking area and seating area leading to the garage.

**GARAGE**

With electric roller door and gas boiler.

182 x 9'10 (55.47m x 3.00m)

**COUNCIL TAX:**

We understand the current Council Tax Band to be E

**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.

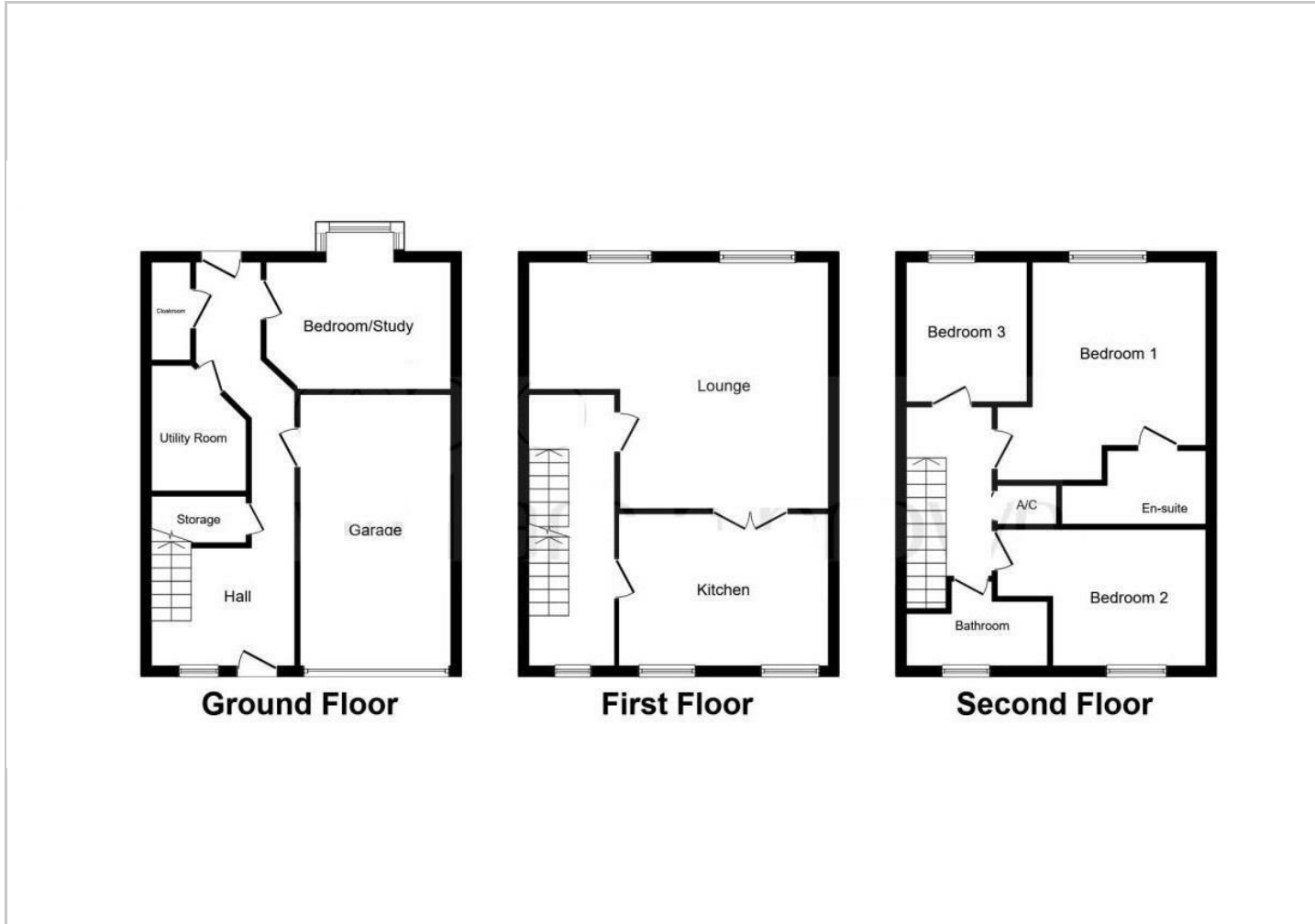
**MISREPRESENTATION ACT 1967**

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.

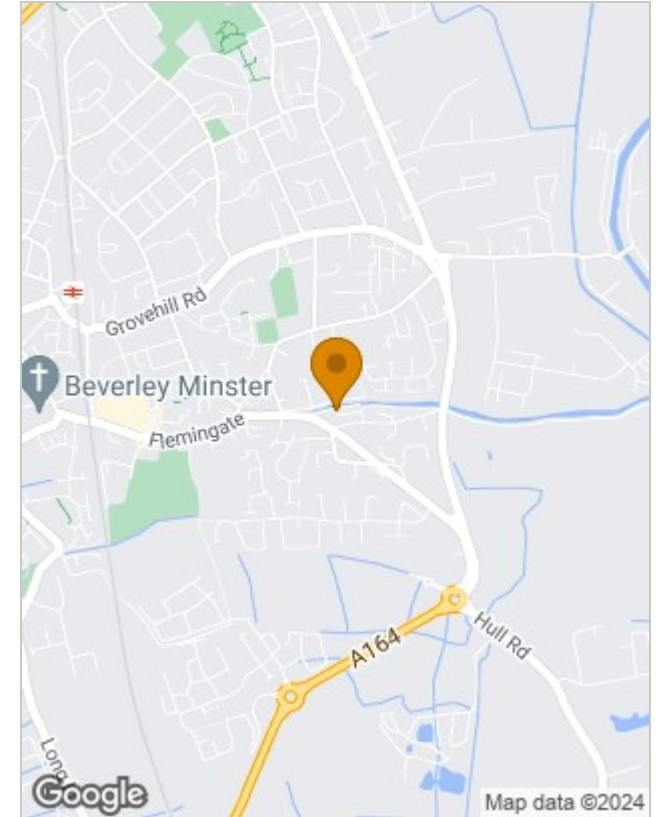
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



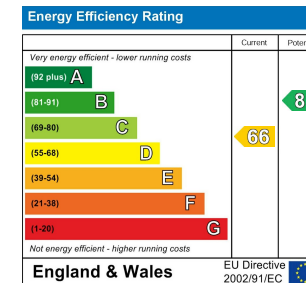
## Floor Plans



## 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.