

**staniford**  
grays



3 Brookholme, Beverley, HU17 0TQ

£299,950





# 3 Brookholme

Beverley, HU17 0TQ

- OFFERED WITH NO ONWARD CHAIN
- DETACHED THREE BEDROOMED HOME
- MODERN FITTED KITCHEN
- SUPERBLY PRESENTED
- OFF STREET PARKING
- GENEROUS REAR GARDEN

A very well presented three bedroomed (Master with ensuite) detached property situated in a sought after location. The property is being offered with no onward chain, and briefly comprises, entrance hallway, through living dining room, breakfast kitchen, utility, conservatory, WC cloaks. To the first floor are three bedrooms (with the Master being ensuite) and house bathroom.



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## ACCOMMODATION COMPRISES

### ENTRANCE HALLWAY

With return staircase approach to gallery landing, vaulted ceiling height, feature window allowing plenty of light, radiator and under stairs storage cupboard.

### MODERN FITTED KITCHEN

16'5 x 9'6 (5.00m x 2.90m)

Wall and base units, rolled top work surfaces with tiled splashbacks, gas hob with extractor hood over, eye level oven. Stainless steel sink with mixer tap. integral fridge freezer, integral dishwasher, windows to the front and side, integral speaker system and radiator.

### UTILITY SPACE

Base units with rolled top work surfaces, stainless steel sink with mixer tap, tiled splashbacks, plumbing for a washing machine, radiator and door to the side,

### WC

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

### THROUGH LIVING DINING ROOM

19'6 x 11'6 (5.94m x 3.51m)

Electric fire in feature surround with a window to the rear, integral speaker system, two radiators and patio doors opening to....

### CONSERVATORY

9'7 x 9' (2.92m x 2.74m)

Built of a dwarf wall construction. Patio doors to the side.

### FIRST FLOOR LANDING

Has an airing cupboard and loft access.

### MASTER BEDROOM

9'6 x 16'3 (2.90m x 4.95m)

Window to the front and radiator.

### ENSUITE

Has a shower stall with mains fed shower, low flush WC, pillared wash hand basin, wall mounted medicine cabinet with mirrored front, chrome towel rail, window to the side, integral speaker system, set in a part tiled surround.



**BEDROOM TWO**

11'7 x 9'9 (3.53m x 2.97m)

Window to the rear and radiator.

**BEDROOM THREE**

8' x 9'5 (2.44m x 2.87m)

Window to the rear and radiator.

**HOUSE BATHROOM**

Has a panel bath with shower attachment over and glass shower screen. Low flush WC, pillared wash hand basin, chrome towel rail, wall mounted medicine cabinet with mirrored front and window to the side.

**EXTERNAL**

To the front is a brick paved driveway allowing for off street parking.

To the rear is a generous lawn with paved seating area, planted area to the back and is 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.

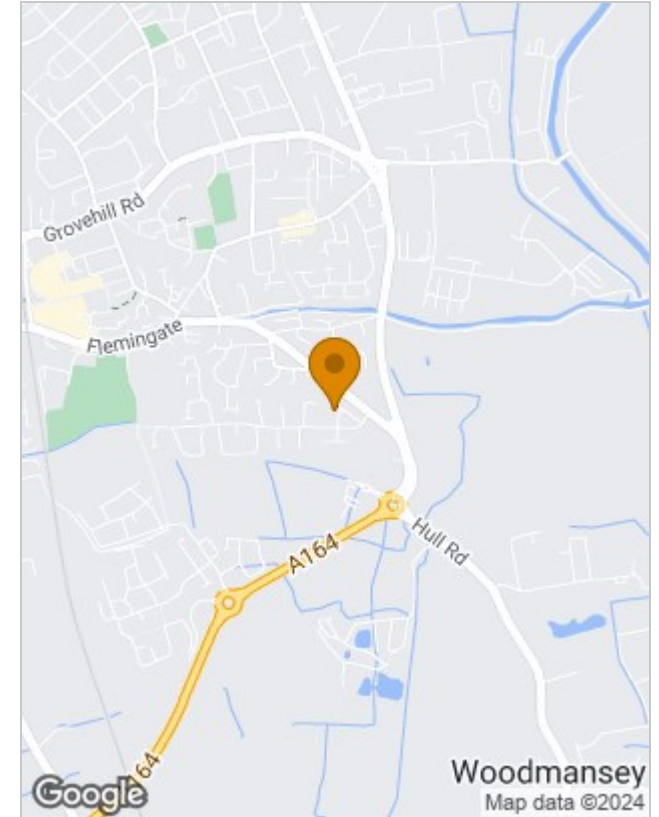
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



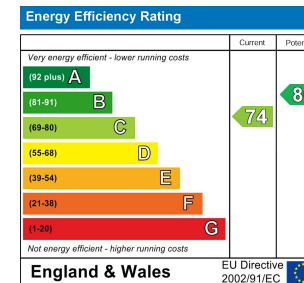
## Floor Plans



## 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.