

staniford
grays



85 Megson Way, Walkington, Beverley, HU17 8YA

£310,000





85 Megson Way

Beverley, HU17 8YA

- DETACHED FAMILY HOME
- CONSERVATORY
- MASTER WITH ENSUITE
- DRIVEWAY, PARKING AND GARAGE
- HIGHLY REGARDED LOCATION
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- MODERN FITTED KITCHEN
- GOOD SIZED PRIVATE GARDENS
- BEVERLEY GRAMMAR AND HIGH SCHOOL CATCHMENT AREA

A three bedroomed (Master with ensuite) detached property situated in a sought after location, in the catchment area for Beverley Grammar and High school.

The property briefly comprises; entrance hallway, lounge, modern fitted kitchen, dining room, conservatory, ground floor WC. The first floor gives access to the three bedrooms (Master with ensuite) and family bathroom. Outside there is off street parking, garage and a good sized rear garden.



£310,000



ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

With stairs to the first floor and storage cupboard.

WC

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

LIVING ROOM

13' x 12'4 (3.96m x 3.76m)

Bay window to the front, window to the side, radiator and doors opening onto...

DINING ROOM

9'9 x 7'9 (2.97m x 2.36m)

With radiator and doors opening onto...

CONSERVATORY

14'10 x 10'5 (4.52m x 3.18m)

Of a dwarf wall construction, two radiators and patio doors opening onto the rear garden.

MODERN FITTED KITCHEN

14'1 max x 6'9 (4.29m max x 2.06m)

A range of wall and base units, one and a half sink with mixer tap. Rolled top work surfaces with tiled splashbacks, gas hob with extractor hood over and electric oven under. Plumbing for a washing machine and dishwasher. Integral fridge freezer and window to the rear.

FIRST FLOOR LANDING

Loft access to partly boarded loft space, window to the side and access to three bedrooms and bathroom.

MASTER BEDROOM

12 x 9'5 (3.66m x 2.87m)

There is an integral wardrobe, window to the front and radiator.

ENSUITE

Has a shower stall with mains fed shower over, pillared wash hand basin, low flush WC and set in feature tiled surrounds.



BEDROOM TWO

With a window to the rear, storage cupboard and radiator.

10'2 x 7'7 (3.10m x 2.31m)

BEDROOM THREE

There is a window to the rear and radiator.

8'6 x 6'10 (2.59m x 2.08m)

HOUSE BATHROOM

Panel bath with shower attachment, low flush WC, wash hand basin, window to the rear and radiator.

EXTERNAL

TBC

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

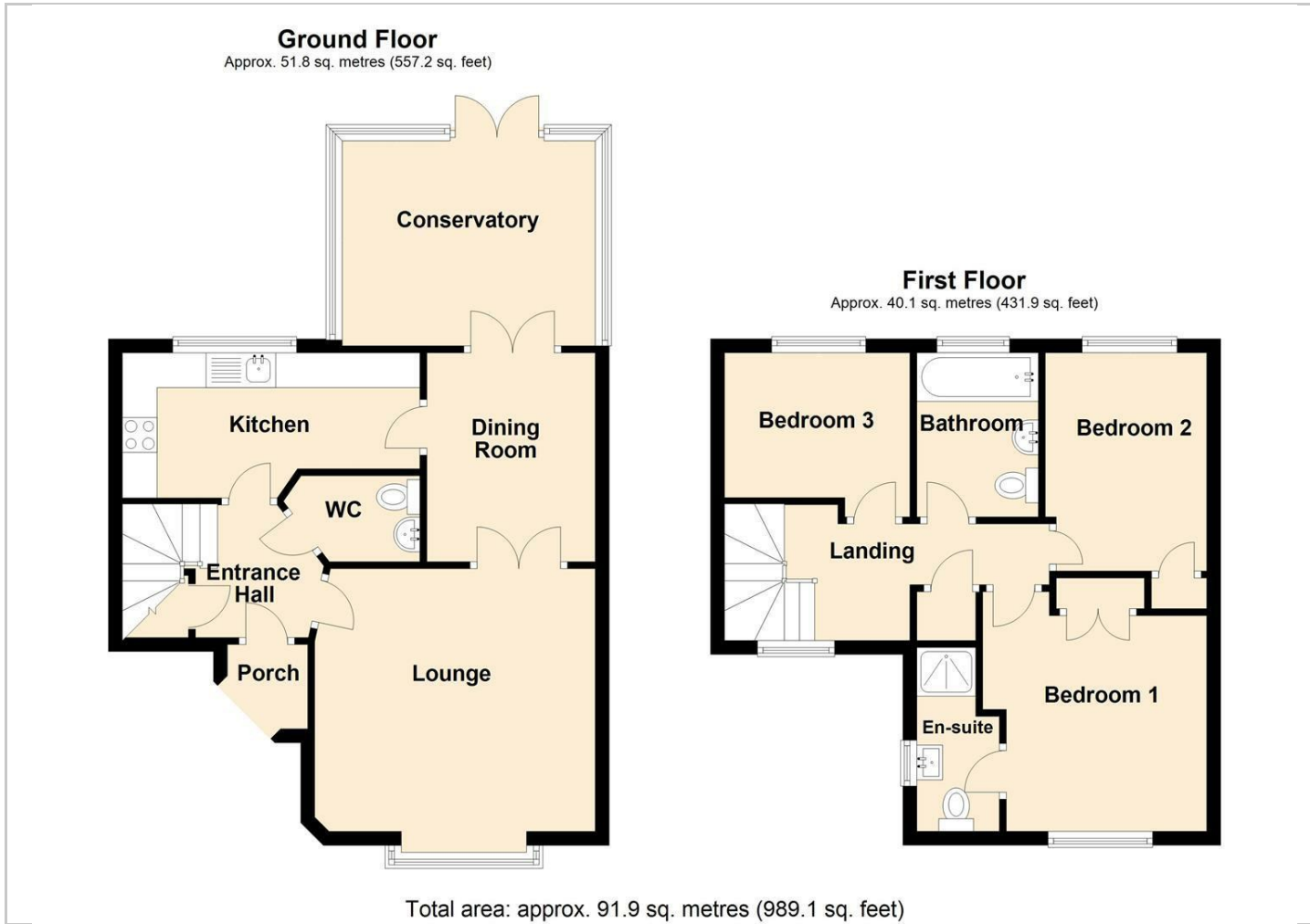
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal 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



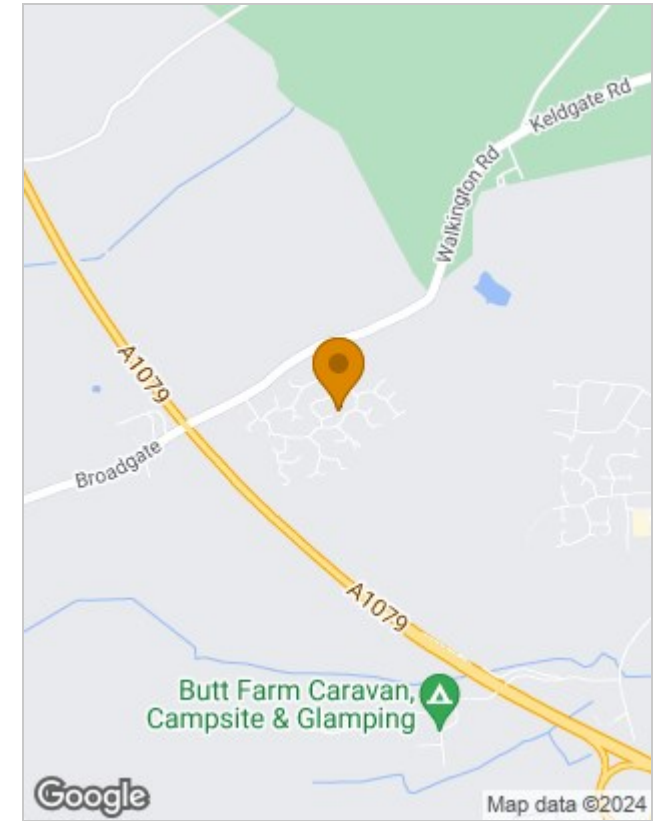
Viewing

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			
(81-91) B			
(69-80) C		70	81
(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	