

**staniford**  
grays



15 Railway Street, Beverley, HU17 0DX

£550,000









# 15 Railway Street

Beverley, HU17 0DX

- TRADITIONAL TOWNHOUSE
- FOUR BEDROOMS
- PRIVATE PARKING
- PRIVATE REAR GARDEN
- CENTRAL BEVERLEY LOCATION
- MASTER BEDROOM WITH ENSUITE
- IMMACULATELY PRESENTED THROUGHOUT
- NO ONWARD CHAIN

This immaculate townhouse is in an ideal location close to Beverley town centre and its public transport links.

The property briefly comprises entrance hall, living room, dining room, and kitchen. To the first floor is the house bathroom and master bedroom with ensuite, to the second floor are three further bedrooms. Externally the house benefits from a private rear garden and private parking area.



£550,000



## ACCOMMODATION COMPRISES

**ENTRANCE HALLWAY** 28'2 x 3'10 at longest and widest point (8.59m x 1.17m at longest and widest point )  
A welcoming entrance to this traditional town house. Accessed via a wooden door with two stained glass panels and a feature colourful stained glass window to top. With traditional wooden flooring, wall mounted radiator, pendant light fitting and wall mounted light fittings. Gives access to ground floor reception spaces and has staircase with balustrade and spindles leading to upper floor levels.

**LIVING ROOM** 14'2 x 14 at longest and widest point 28'9 into di (4.32m x 4.27m at longest and widest point 8.76m in)  
With sash window to front elevation, wooden flooring and pendant light fitting. A central focal point is provided via a traditional fireplace with open fire, mantle and Victorian tiles insert to hearth. Wall mounted radiator, picture rail, dado rail, cornice and ceiling rose. Opens through to...

**DINING ROOM** 14' x 13'1 at longest and widest point (4.27m x 3.99m at longest and widest point)  
With wooden flooring continuing throughout, pendant light fitting, wall mounted traditional radiator, wood burning stove (disconnected), and shelving to alcove. With archway leading to....

**KITCHEN** 21' x 13'9 (6.40m x 4.19m)  
This bright and airy kitchen extension serves as the heart of the home. With butchers block, beech work tops, base units, cream tiling to splashbacks, display shelves and one and a half bowl sink with feature mixer tap. Five ring gas hob, electric induction hot plate and gas double oven. With wall mounted spotlights and inset spotlights above oven. Wall mounted radiator, uPVC double glazed skylight windows and French doors opening onto patio terrace.

**UTILITY AREA** 10'3 x 3'5 (3.12m x 1.04m)  
Accessed via the kitchen with ceiling mounted spotlights, wall mounted radiator, window to side, work top and sink. With plumbing for washing machine and dryer and utility cupboard.

**FIRST FLOOR LANDING**  
With return staircase and gives access to the principal bedroom and house bathroom.

**HOUSE BATHROOM** 9'10 x 12'8 at longest and widest point (3.00m x 3.86m at longest and widest point)  
This beautiful bathroom boasts a free standing rolled top bath with claw feet, high cistern WC, traditional sash window, pedestal wash hand basin, traditional wall mounted radiator, chrome heated towel rail. Pendant light fitting and ceiling rose, two wall mounted light fittings and cupboard housing Ideal combination boiler.

**PRINCIPAL BEDROOM** 14' x 18'6 at longest and widest point (4.27m x 5.64m at longest and widest point)  
This impressive Master bedroom boasts a focal point provided via a traditional fireplace and 9 feet high ceilings. With two sash windows to the front, large ceiling rose and pendant light fitting, wood flooring and gives access to...



**ENSUITE**

Featuring walk in double shower with mains fed console, rainfall shower head and additional shower head, marble effect tiling to splashbacks, low flush WC, inset wash hand basin with mixer tap, wall mounted heated towel rail and extractor.

**SECOND FLOOR LANDING**

With a single glazed window over looking the rear, loft access point, pendant light fitting and gives access to additional bedrooms.

**BEDROOM TWO** 13'11 x 12'9 (at longest and widest point) (4.24m x 3.89m (at longest and widest point))  
With wooden double glazed window to the rear outlook, dado rail, coving wall mounted radiator and spotlights to ceiling.

**BEDROOM THREE** 9'5 x 14' (at longest and widest point) (2.87m x 4.27m (at longest and widest point))  
With inset spotlights to ceiling, pendant light fitting, double glazed sash window to front elevation, recess to chimney breast and wall mounted radiator.

**BEDROOM FOUR** 8'9 x 14' (at longest and widest point) (2.67m x 4.27m (at longest and widest point))  
With a double glazed sash window to the front with a view of the Beverley Minster clock face, wooden flooring and traditional wooden door.

**EXTERNAL**

The property is in an excellent position being a five minute walk from Beverley town centre.

To the rear, a patio terrace extends form the immediate building footprint, ideal for al fresco dining and leads to a low maintenance rear garden. this extends to a private parking area. The rear garden and parking area is set in fenced surrounds.

**COUNCIL TAX:**

We understand the current Council Tax Band to be C

**SERVICES :**

Mains water, gas, electricity and drainage are connected.

**TENURE :**

We understand the Tenure of the property to be Freehold.

**MORTGAGE CLAUSE :**

Stanford 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@stanfordsg.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.

**FIXTURES AND FITTINGS :**

Various quality fixtures and fittings may be available by separate negotiation.







## Floor Plans



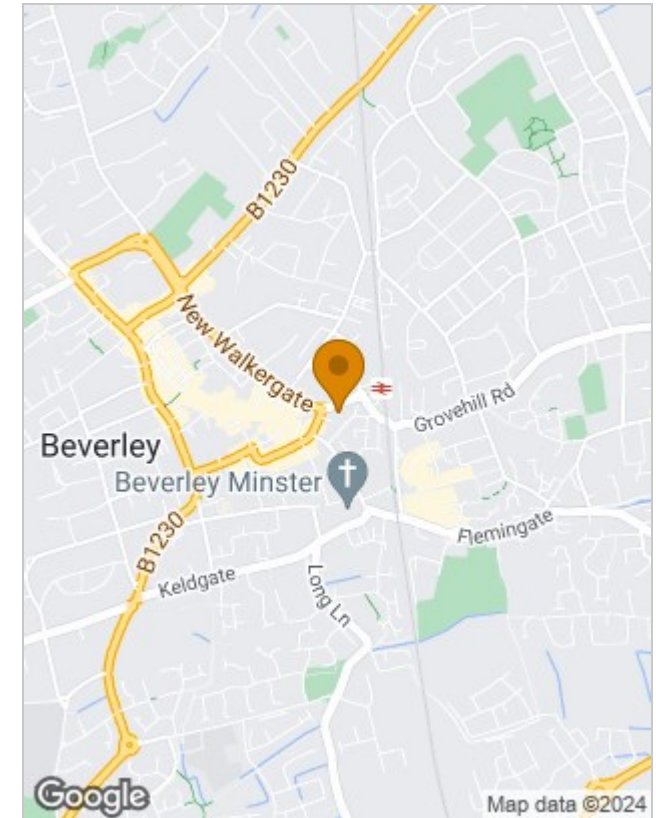
## Viewing

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,  
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## Location Map



## Energy Performance Graph

