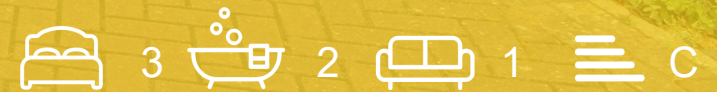


**staniford**  
grays



19 Brookholme, Beverley, HU17 0TQ

£249,950





# 19 Brookholme

Beverley, HU17 0TQ

- THREE BEDROOM TOWN HOUSE
- VERY WELL PRESENTED
- PRIVATE REAR GARDEN
- MASTER WITH ENSUITE
- DRIVEWAY AND GARAGE
- IDEAL LOCATION

A fabulous light and airy three bedroom town house, set over three floors.

Complete with gas central heating, off street parking and a low maintenance rear garden this property ticks a number of boxes.

The property briefly comprises; entrance hallway, WC, dining kitchen, to the second floor is the living room and bedroom three, to the third floor are two further bedrooms (one with ensuite) and house bathroom. Externally the property benefits from off street parking, garage and private rear garden.



£249,950



## ACCOMMODATION COMPRISES

**ENTRANCE HALLWAY** 16'1" x 6'8" (4.92 x 2.05)  
Entering via a composite front door with 6ft 7" windows, above which flood the entrance and gallery staircase with natural light. Fitted with a luxury vinyl tiled floor, this space also benefits from a useful storage cupboard, a wall mounted radiator, access to the garage and a cloak room located under the staircase. Leads to the dining kitchen.

**CLOAKROOM/ WC** 5'8" x 2'9" (1.75 x 0.86)  
Low flush WC with wall mounted radiator, pedestal wash hand basin with splash back tiles, extractor fan and ceiling mounted light. With luxury vinyl tiled flooring.

**KITCHEN DINER** 15'3" x 10'6" (4.67 x 3.22)  
A stylish kitchen diner positioned at the rear of the house with French doors out to the low maintenance garden. Furnished with a solid wood door and luxury Amtico flooring. Benefitting from ceiling spotlights, Gas hob, Electric oven, integrated dishwasher and plumbing for a washing machine. A range of wall and base units. uPVC double glazed window overlooking the garden and dining area with three shade light fitting. The current owners have converted the integrated fridge freezer cupboard space to a pantry cupboard which could be returned if desired.

**FIRST FLOOR**  
A carpeted staircase with wooden balustrade and spindles. A gallery landing designed to overlook the front entrance, taking advantage of the high windows and generous natural light. Gives access to...

**BEDROOM THREE/ STUDY** 11'11" x 7'11" (3.63m x 2.41m)  
Solid wood door with chrome handles into a carpeted bedroom, with a uPVC double glazed window with an outlook to the front of the house currently set up as a study. A single pendent light fitting and wall mounted radiator.

**LIVING ROOM** 15'3" x 15'1" (4.67 x 4.60)  
This tastefully furnished living room is positioned at the rear of the property. Benefitting from a uPVC Juliet balcony, uPVC double glazed window, two chrome ceiling light fittings, two wall mounted chrome lights and wall mounted radiator.

**SECOND FLOOR LANDING**  
Carpeted landing with wall mounted radiator, wooden balustrade and spindles. With loft access point and ceiling spotlights.

**SUPERIOR BEDROOM** 11'7" x 11'8" (3.55 x 3.58)  
Solid wood door with chrome handles into a carpeted superior bedroom, wide uPVC double glazed windows, two ceiling mounted light fittings, hidden bespoke walk-in wardrobe with automatic light. Leads to...



**ENSUITE** 4'9" x 7'7" (1.47 x 2.33)  
Shower cubicle with cushion vinyl floor, mixer shower, low flush WC, pedestal wash hand basin, uPVC double glazed privacy window, ceiling spotlights, chrome towel radiator and extractor fan.

**BEDROOM TWO** 11'7" x 8'8" (3.55 x 2.66)  
Solid wood door with chrome handles into a carpeted bedroom with wardrobe and hot water tank, large uPVC double glazed window with outlook to the front and wall mounted radiator below and ceiling mounted light fittings.

**HOUSE BATHROOM** 7'6" x 6'4" (2.31 x 1.95)  
Low flush WC, pedestal wash hand basin, chrome towel radiator, ceiling spotlights, bath with shower over and mixer tap, full height splash back tiles over the bath with half tiles in the rest of the room, vinyl floor, extractor fan, uPVC double glazed privacy window.

**EXTERNAL**  
To the front of the property there is parking for two vehicles on the driveway.

An attractive low maintenance garden to the rear accessed via the French doors in the kitchen, with a rear access gate.

**SINGLE GARAGE**  
With power, automatic light and electric up and over garage door.

**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. There is a maintenance charge for the small play area and the small outlet that runs down Hull road (A Drain) with Meadfleet Open Space Management at a cost of approximately £22.00 per month

**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



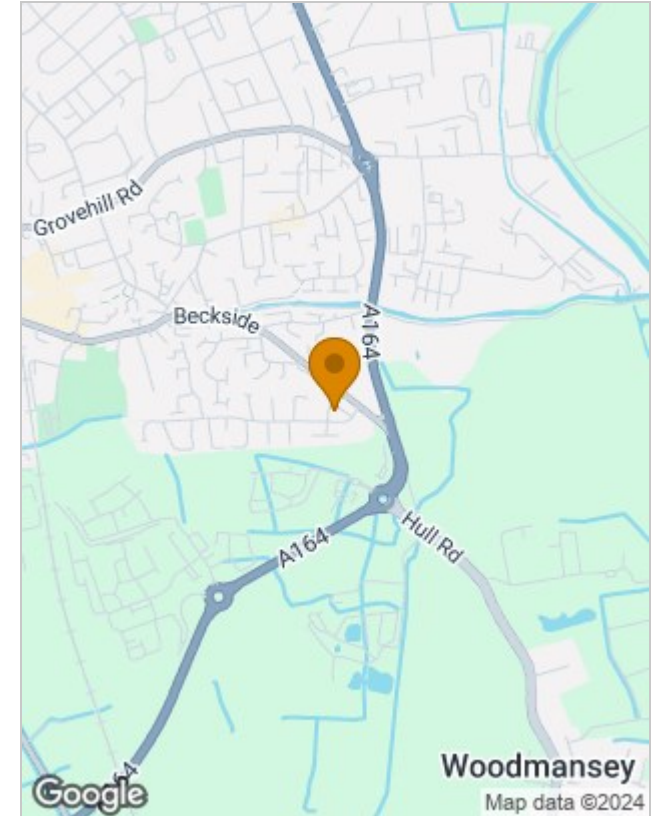
## Viewing

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

