

**staniford**  
grays



8 Thompson Avenue, Beverley, HU17 0BG

£159,950









# 8 Thompson Avenue

Beverley, HU17 0BG

- INVESTMENT OPPORTUNITY
- GAS CENTRAL HEATING
- PRIVATE REAR GARDEN
- THREE BEDROOMS
- CONVENIENT LOCATION
- FAMILY HOME

A fantastic opportunity to modernise this extended end of terrace three bedroom family home has arisen.

The ground floor features a convenient bathroom with a shower cubicle, while upstairs, the main bedroom and additional WC offer practical living space. The property benefits from uPVC double glazing, modern boiler, new fencing to the rear and low maintenance block paved front garden and mixed hard standing and lawn rear garden. Positioned close to the local convenience shop and within a short walk to Beverley Train Station.

Outside, the front block-paved garden provides a low-maintenance entry which could be opened up for off street parking, while the rear garden is both lawned and installed with hard standing, perfect to be turned into an outdoor entertaining area. With a little TLC, this could be the perfect family home you've been searching for.



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## ACCOMMODATION COMPRISES

### ENTRANCE PORCH

11'5" x 3'6" (3.5 x 1.09)

Accessed via a composite entrance door with ceiling mounted single pendent light fitting, wall mounted radiator, laminate to flooring and uPVC window to front.

### LIVING ROOM

14'9" (into bay window) x 13'0" (4.5 (into bay window) x 3.98)

Laminate to floor covering, a central focal point is provided via a wood burner. With shelving in chimney breast recess, ceiling light, uPVC double glazed bay window to front elevation and wall mounted radiator.

### BATHROOM

9'0" x 6'6" (2.76 x 1.99)

A spacious bathroom with tiled floor, low flush WC, panel bath, pedestal wash hand Basin. With tiling to splashbacks throughout, ceiling skylight window. Two sets of ceiling mounted spot lights, shower cubicle with mixer shower and wall mounted Radiator.

### KITCHEN

17'4" x 8'3" (5.29 x 2.54)

With brightly coloured tiling to splashbacks, laminate to floor covering and two ceiling lights. Featuring a five ring gas hob rangemaster cooker, a range of wall and base units. Under stairs storage cupboard housing the gas and electric meters, wall mounted radiator, uPVC double glazed window with outlook to the rear garden and uPVC back door to the side.

### STAIRCASE TO FIRST FLOOR

Carpet to floor coverings, leading to first floor landing with uPVC double glazed window on landing.

### SUPERIOR BEDROOM

13'5" x 9'10" (4.09 x 3.0)

Solid wood panel door onto carpeted floor, cupboard to right of chimney breast, two uPVC double glazed windows with outlook to the front, wall mounted radiator, single pendent light fitting.



### **BEDROOM TWO**

9'1" x 8'3" (2.77 x 2.54)

With laminate to floor covering, wall mounted radiator, single pendent light fitting, uPVC double glazed window with outlook to the rear.

### **BEDROOM THREE**

8'3" x 7'10" (2.53 x 2.40)

Laminate to floor covering, wall mounted radiator, single pendent light fitting, uPVC double glazed window, wall mounted boiler.

### **WC**

With half tiling to splashbacks, laminate to floor, low flush WC and single pendent light fitting.

### **EXTERNAL**

To the front of the property is a low maintenance block paved garden with railings and gate.

To the rear the garden with a mixture of lawn and hard standing. Set in fenced and hedged surrounds.

### **COUNCIL TAX:**

We understand the current Council Tax Band to be A

### **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



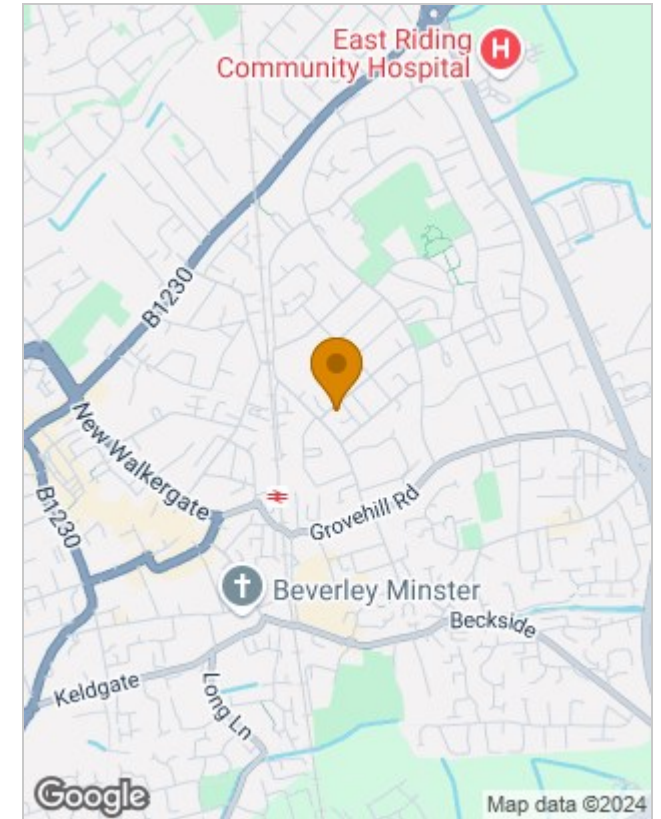
## Viewing

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,  
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## Location Map



## Energy Performance Graph

