

staniford
grays



26 Railway Street, Beverley, HU17 0DX

£495,000





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Beverley, HU17 0DX

- BEAUTIFUL PERIOD TOWNHOUSE
- IDEAL LOCATION CLOSE TO BEVERLEY TOWN CENTRE
- FLEXIBLE LAYOUT
- THREE RECEPTION ROOMS
- CIRCA 2000 SQUARE FEET
- FIVE BEDROOMS
- SOUTH FACING COURTYARD GARDEN
- BURSTING WITH CHARACTER

A traditional five bedroomed town house of circa 2000 Sq Ft and set over three floors.

Boasting a large sky light bringing in natural light and French doors lead to the courtyard garden. The current owners have the main living room set up on the first floor with the beautiful traditional open fire as the centerpiece of the room. However this was originally a bedroom and it could easily be returned if required.

The property briefly comprises entrance hallway, dining room, living room, kitchen day room, utility room and WC. To the first floor is the main bedroom (currently used as a sitting room, two bedrooms and house bathroom. To the second floor is a further two bedrooms and shower room. Externally the property enjoys a south facing rear courtyard garden.



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ACCOMMODATION COMPRISES

ENTRANCE HALL 15'1" x 3'0" (4.60 x 0.93)
Accessed via a traditional wood door with two stained glass panels and a feature window to top. A welcoming entrance to this traditional town house. With Karndean hard wood effect flooring, wall mounted radiator, pendant light fitting and wall mounted light fittings. Gives access to ground floor reception spaces and high ceiling and arch to the staircase with balustrade and spindles leading to the upper floor levels and with dining room off.

DINING ROOM 11'8" x 12'11" (3.58 x 3.95)
A beautiful room positioned at the front of the house with centre piece fire place. Sash window and traditional wood shutters and wall mounted radiator below. Karndean hard wood effect flooring, traditional cornice and pendent light fitting. Traditional fire place with wooden mantle piece and surround, tile inserts, slate hearth and brass fender. Archway to reception room with sliding glass panel pocket doors to the reception room.

RECEPTION ROOM 13'0" x 12'4" (3.97 x 3.76)
A cosy reception room with fire place and log burner accessed via pocket doors from the dining room allowing flexibility between the adjoining rooms. Karndean hard wood effect flooring, chimney breast recess cupboard, sash window with wall mounted radiator below, pendent light fitting and two storage cupboards located under the staircase.

OPEN PLAN KITCHEN DAY ROOM 18'5" x 16'6" (5.62 x 5.03)
A modern fitted kitchen installed as part of the extension, with a porcelain tiled floor, a central island with breakfast bar and storage including wine racks below the quartz work tops.

This unique Kitchen is a social space which adjoins the light and airy snug or dining area which benefits from a large ceiling sky light and connects to the rear courtyard garden via the wooden French doors.

Ceiling spot lights supplement the brushed stainless steel triple light fitting above the island and the room also benefits from tiled splash backs, a stainless steel mixer tap over one and a half drainer sink, an integrated dishwasher, five ring gas hob Rangemaster 110 cooker with extractor above and glass splash back. A side passage from the street at the front can also be accessed from a door in the kitchen.

SNUG/ DINING AREA 14'0" x 7'6" (4.29 x 2.29)
Benefitting from a tiled floor, wooden French doors to the courtyard garden, large sky light and contemporary vertical radiator. Currently furnished with sofa but could be used as a more formal dining area.

UTILITY ROOM 8'2" x 7'4" (2.49 x 2.24)
Positioned behind the kitchen the utility room has a tiled floor, plumbing for a washing machine, plumbing for a sink, and a range of matching wall and base units. Single pendent light fitting, shelving and quartz worktops, leading to the cloak room. A glass panelled back door with access to the garden.

CLOAKROOM/ WC 7'2" x 4'11" (2.19 x 1.50)
Accessed from the utility room with porcelain tiled floor, wall mounted traditional radiator, single pendent light fitting, wash hand basin with vanity unit and low flush WC.

STAIRCASE TO FIRST FLOOR LEVEL
With carpet and wooden hand rail.



FIRST FLOOR LANDING

29'10" x 3'5" (9.10m x 1.05m)

A long carpeted landing with access to two bedrooms, lounge/ master bedroom and a bathroom. Wall mounted radiator with cover, single pendent light fitting, storage cupboard with shelving housing the wall mounted Worcester Bosch boiler.

MASTER BEDROOM/ LOUNGE

19'9" x 11'11" (6.03m x 3.64m)

A traditional and splendid room with deep skirting boards, dado rail and stunning ceiling rose, two sash windows and an open fireplace with marble surround, tile inserts, slate hearth and brass fender. Traditional wood door with chrome handle, carpeted floor, two wall mounted radiators and pendent light fitting. Currently used as a lounge this could easily be changed to a bedroom if desired.

BEDROOM TWO

12'4" x 12'1" (3.78 x 3.69)

Positioned with a rear outlook and benefitting from a traditional wood door with chrome handle, sash window with radiator below, carpeted floor, single pendent light fitting, mantel piece and fire place surround and chimney recess storage cupboard.

BEDROOM THREE

13'3" x 7'6" (4.04 x 2.29)

With rear outlook and benefitting from traditional wood door with chrome handle, carpeted floor, two wall mounted radiators, wooden double glazed sash window and single pendent light fitting.

BATHROOM

10'8" x 7'2" (3.26 x 2.20)

Traditional wood door with chrome handle, vinyl wood effect floor, ceiling spotlights, shower enclosure with mixer shower, bath with chrome mixer tap, half splash back tiling, contemporary vertical mirrored radiator, low flush WC and pedestal wash hand basin with chrome mixer tap. Privacy windows to both the side and rear. Ceiling hatch to ceiling void.

STAIRCASE TO SECOND FLOOR

Carpeted with wooden handrail and spindles leading to...

SECOND FLOOR LANDING

12'3" x 5'6" (3.74 x 1.68)

Carpeted floor with wooden double glazed window, access to spacious boarded loft with power, wooden handrail and spindles.

BEDROOM FOUR

12'0" x 11'0" (3.66 x 3.36)

Traditional wood door with chrome handle, carpeted floor, fire place surround, chimney breast shelving and single pendent light fitting.

BEDROOM FIVE

13'11" x 12'1" (4.25 x 3.69)

Traditional wood door with chrome handle, carpeted floor, traditional sash window with wall mounted radiator below, single pendent light fitting.

SHOWER ROOM

11'10" x 8'4" (3.62 x 2.56)

Traditional wood door with chrome handle, laminate wood floor, traditional sash window with outlook to the front with wall mounted radiator below, ceiling light, wall and base vanity unit with inset wash hand basin, shower enclosure with mixer shower, low flush WC, towel radiator and industrial style towel rails.

EXTERNAL

Accessed directly from Railway Street, a rear gate leads to the courtyard garden with decking, pebbles, potted plants and gate with French doors to the kitchen. The property has the benefit of additional storage space in the side passage, with this property being the only house with access from the street.

The property is in an excellent position with only a five minute walk from Beverley town center.

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



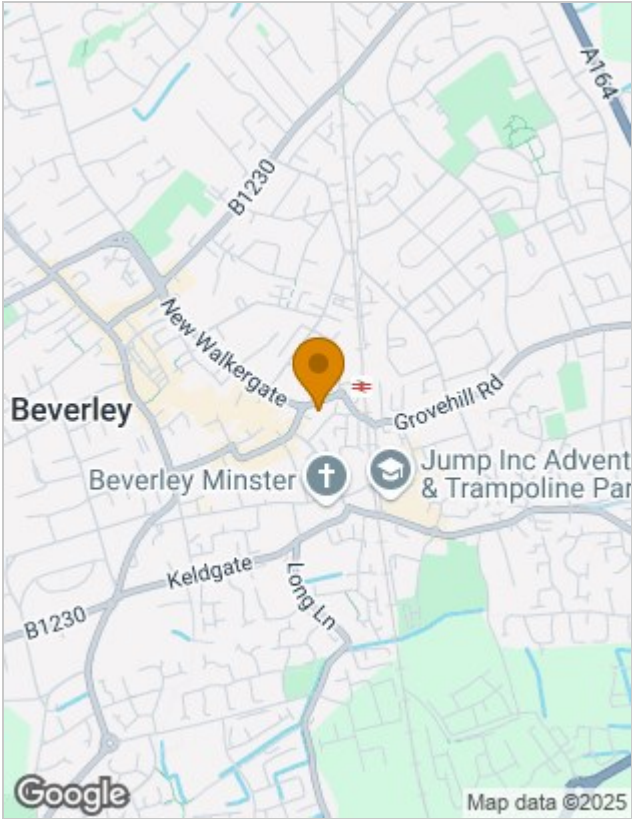
Viewing

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.

18 North Bar Within, Beverley, East Riding of Yorkshire,
Tel: 01482 866304 Email: bevsales@stanifords.com

Location Map



Energy Performance Graph

