

staniford
grays



Plot 294 Bishops Gate, Long Lane, Beverley, HU17 0RP

£289,995





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Beverley, HU17 0RP

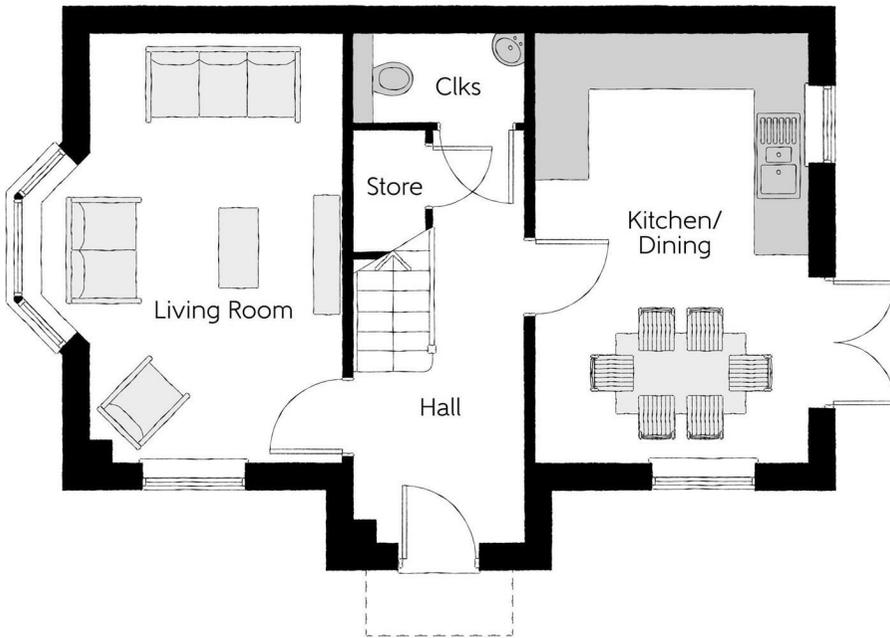
£289,995

- Brand new and chain free
- Elegant French doors to the garden
- Dual-aspect living room with bay window
- Pay no estate agency fees if you have a home to sell with Express Mover[^]
- Open plan kitchen and dining area
- Integrated Zanussi oven, gas hob and hood
- En suite to bedroom 1
- Rated a 5 Star HBF Builder in 2024 - over 90% of our customers would recommend us to a friend

A double-fronted, 3-bedroom home with exceptional curb appeal, The Thespian combines traditional elements with a distinctly contemporary design. The home presents itself from the entrance hallway, with the living room, and the open-plan kitchen and dining area situated opposite one another.

The dual-aspect living room has an attractive feature bay window that fills the space with light, while the kitchen and dining area boasts French doors that lead you out into the rear garden. The kitchen itself has a U-shaped layout that places everything within easy reach, and there is plenty of space for a dining table to seat all the family – plus more.

In the hallway, there is convenient access to the cloakroom and an understairs storage cupboard. On the first floor of The Thespian are the three bedrooms, two of which are double in size. The first bedroom benefits from an en-suite shower room, and the second and third bedrooms are served by the family bathroom. The third bedroom is the ideal size for a children's bedroom or guest room, or to use as a home office or hobby room.



ADDITIONAL INFORMATION
 Estate Management Charge: £99.59
 Parking: Driveway
 Internal Area: 905 sq. ft.
 Annual service charge: None
 Council tax band: TBC
 Tenure: Freehold

The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific details.

ABOUT THE DEVELOPMENT
 Bishops Gate is an exclusive collection of new 2, 3, and 4-bedroom homes located in the market town of Beverley, in the East Riding of Yorkshire. Boasting convenient transport connections and local amenities, this development is an attractive prospect for a variety of potential homebuyers, including families, commuters, and first-time buyers.

Register your interest of our properties in Beverley today!

WHY BUY WITH BELLWAY
 At Bellway we have always built attractive and desirable new homes. That's why we've become one of the five largest builders in Britain. But now there's even more reason to choose a Bellway home.

To make the whole process of selling and buying easier, we've put together a range of services to make your move as hassle free as possible.

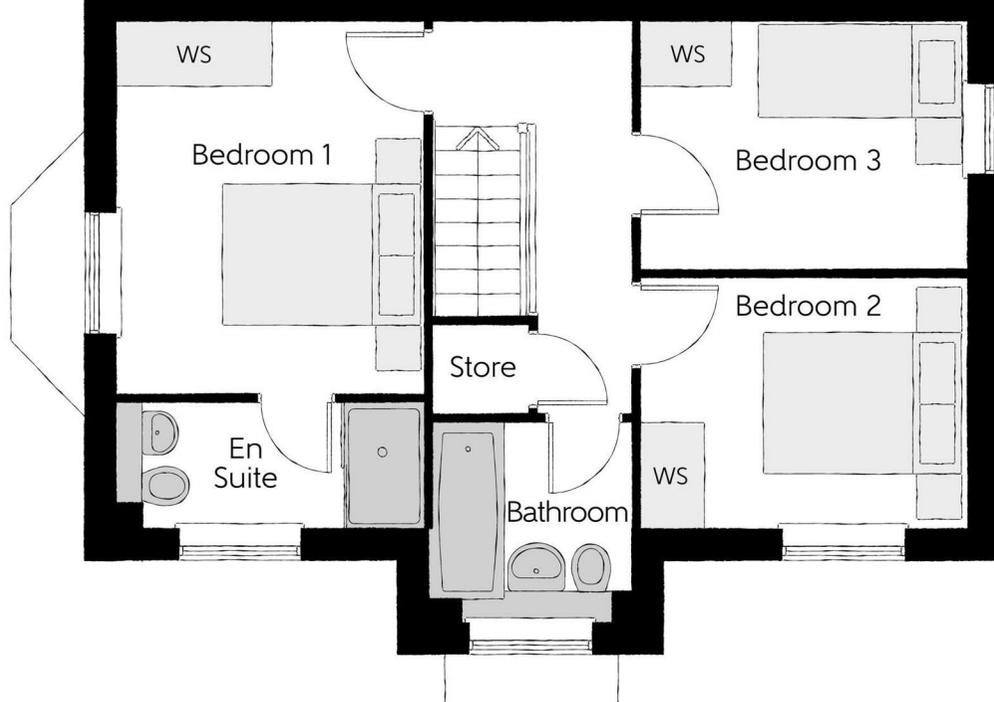
EXPRESS MOVER
 "We have a home to sell"

Sell your home quicker with no estate agent fees.[^]

Our Intermediate Management Agent will work with a local estate agent to market your home at an agreed price.

You could soon be moving into your new dream home, start your journey with us today.

THE THESPIAN
GROUND FLOOR



KITCHEN DINING ROOM	10'2" x 15'10" (3.11m x 4.85m)
LIVING ROOM	11'5" x 15'10" (max) (3.48m x 4.85m (max))
CLOAKROOM W.C.	6'3" x 3'1" (1.92m x 0.96m)
FIRST FLOOR	
BEDROOM 1	9'8" x 11'8" (2.95m x 3.56m)
BEDROOM 1 ENSUITE	9'8" x 3'11" (2.95m x 1.20m)
BEDROOM 2	10'4" x 7'10" (3.17m x 2.39m)
BEDROOM 3	10'4" x 7'9" (3.17m x 2.37m)
BATHROOM	6'3" x 6'2" (1.92m x 1.90m)

FEES

The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.

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.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

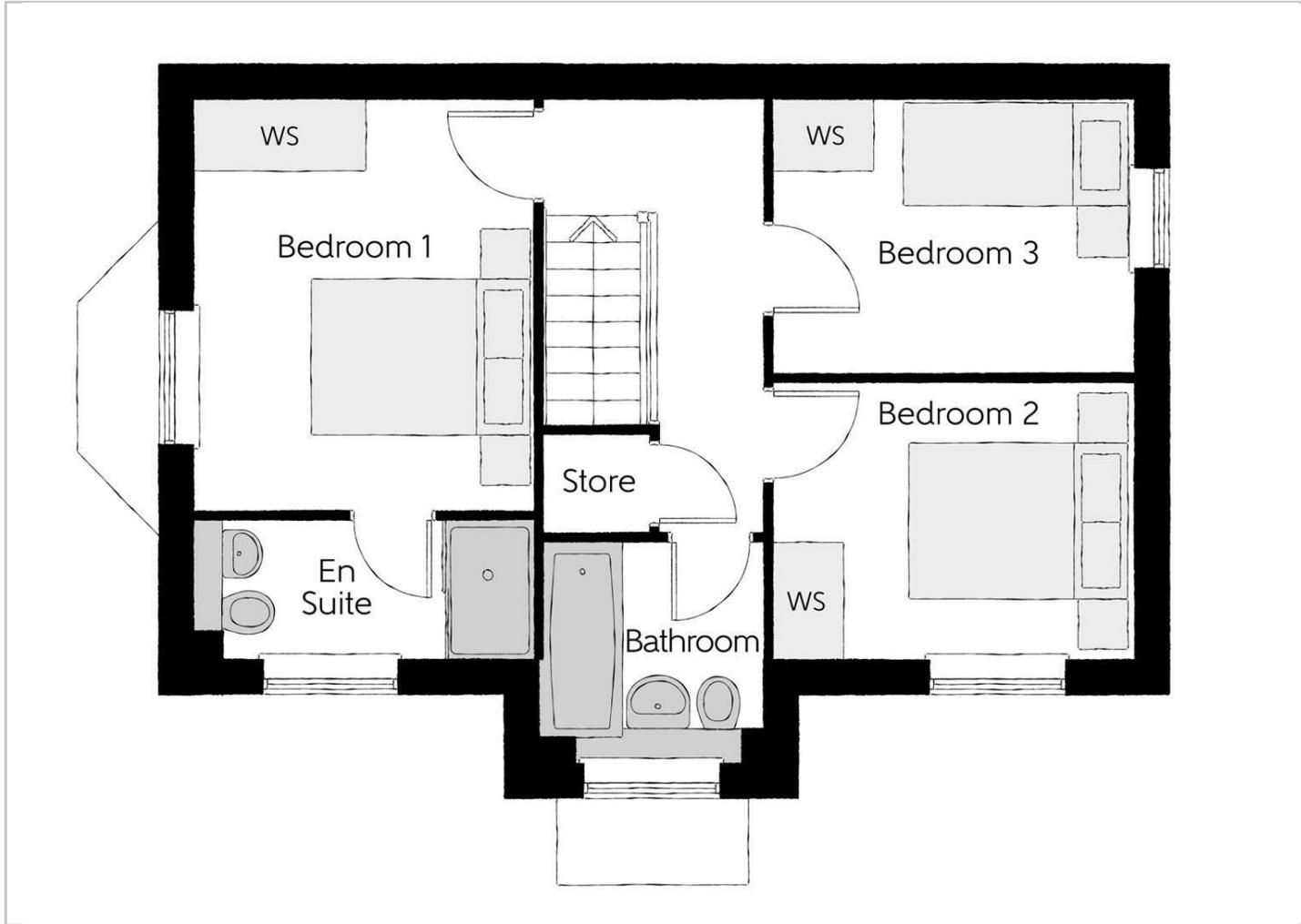
SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected.

VIEWING

Contact- Staniford Grays.
Website- Stanifords.com Tel: (01482) - 866304
E-mail: swansales@stanifords.com

Floor Plans



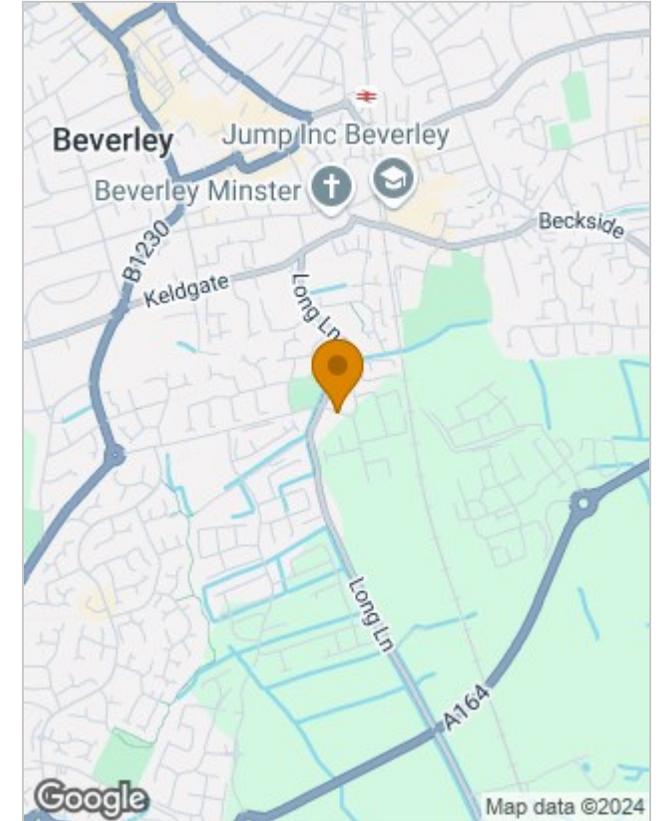
Viewing

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	