

**staniford**  
grays



71 Flemingate, BEVERLEY, HU17 0NZ

Offers In The Region Of £145,000









# 71 Flemingate

BEVERLEY, HU17 0NZ

- WELL MAINTAINED AND MODERNISED
- LOW MAINTENANCE REAR YARD
- FULL UPVC DOUBLE GLAZING
- \*\* £5000 ALLOWANCE TOWARDS DEPOSIT \*\*
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- CLOSE TO FLEMINGATE RETAIL PARK AND BEVERLEY TOWN CENTRE

An ideal starter home the property benefits from two reception rooms, kitchen and bathroom on the ground floor with back yard and two double bedrooms on the first floor.



## ACCOMMODATION COMPRISES

### DINING ROOM

11'0" x 10'4" (3.36 x 3.16)

Currently set up as a dining room but could easily be used as a cosy lounge or home office. uPVC double glazed front door with fanlight and privacy glass, laminate wood floor, four bulb pendent light fitting, uPVC double glazed window with front aspect, wall mounted radiator.

### LOUNGE

13'5" x 10'11" at longest and widest point (4.10 x 3.34 at longest and widest point) Natural wood door with chrome handle, carpeted floor, uPVC double glazed window with rear aspect, wall mounted radiator, pendent light fitting, under stairs storage cupboard with natural front door.

### KITCHEN

13'3" x 5'8" (4.05 x 1.75)

Natural wood door with chrome handle, tiled floor, uPVC double glazed window with side aspect, uPVC double glazed rear door with privacy glass, tiled splash backs, plumbing for washing machine, drainer sink with mixer tap, wall mounted boiler, electric hob and oven.

### BATHROOM

7'4" x 5'7" (2.25 x 1.72)

Wood door with chrome handle, tiled floor, ceiling spotlights, uPVC double glazed privacy window, wall mounted towel radiator, low flush WC, wash hand basin with mixer tap, vanity unit and bathroom cabinet with half splash back tiling. Shower bath with full splash back tiling, mixer shower and screen.

### STAIRCASE AND LANDING

Carpeted flooring, wood hand rail with glass balustrade and loft hatch.



#### **BEDROOM ONE (FRONT)**

11'0" x 10'4" (3.36 x 3.16)

Wood door with chrome handle, vinyl floor, circle pendant light fitting, uPVC double glazed window with front aspect with wall mounted radiator below.

#### **BEDROOM TWO**

11'0" x 13'7" at longest and widest point. (3.36 x 4.15 at longest and widest point. )

Wood door with chrome handle, carpeted floor, three bulb light fitting, uPVC double glazed window with rear aspect, wall mounted radiator.

#### **EXTERNAL**

Paved rear yard with dividing fence and "ten foot" right of way across the back.

#### **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 :**

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@stanfords.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



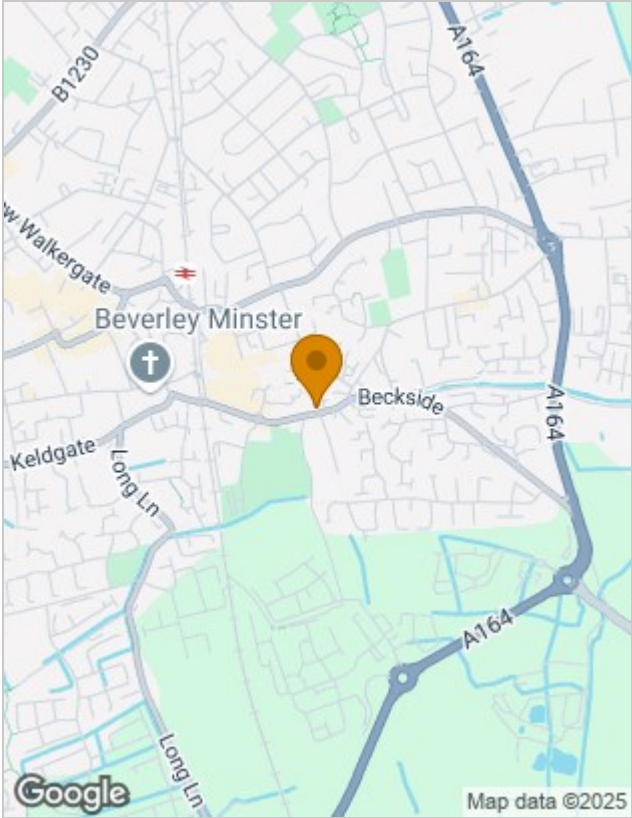
Viewing

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.

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Location Map



Energy Performance Graph

