

**staniford**  
grays



4 St. Marys Close, Beverley, HU17 7AY

£285,000





# 4 St. Marys Close

Beverley, HU17 7AY

- THREE BEDROOMS
- OFF STREET PARKING
- SOME MODERNISATION REQUIRED
- SPACIOUS KITCHEN DINER
- TEN MINUTE WALK TO BEVERLEY TOWN CENTRE
- NO ONWARD CHAIN

A spacious three bedroom semi-detached house, tucked away in a quiet cul-de-sac, just a ten-minute walk from Beverley town centre. The property features low-maintenance front and rear gardens, a generous 20-foot kitchen/diner, a large living room, and a bright conservatory. Upstairs, there are two well-sized double bedrooms, a third bedroom, and a family bathroom. With off-street parking for multiple vehicles and a garage, this home is ideal for someone looking to make it their own.



£285,000



## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 12'9" x 6'10" (3.89 x 2.10)  
Composite front door with two privacy glass windows, brass pendent uplighter, wall mounted radiator, laminate wood floor, uPVC double glazed privacy window two under stairs storage cupboards.

**LOUNGE** 13'9" x 13'7" (at longest and widest point) (4.21 x 4.16 (at longest and widest point))  
Wood door with glass panels and porcelain knob, carpeted floor, pendent brass five bulb light fitting, uPVC double glazed window with front aspect, wall mounted radiator below. Fire place with gas fire and white granite surround and hearth.

**KITCHEN DINER** 20'10" x 9'10" (6.37 x 3.00)  
Wood door with porcelain knob and six glass panels, second wood door with brushed steel knob and six glass panels, tile effect vinyl floor, uPVC double glazed window with outlook to the conservatory and rear garden. Brushed steel three light ceiling fitting and strip light, wall mounted radiator, uPVC sliding door to the conservatory with brass handle, uPVC privacy back door with brass handle, plumbing for washing machine and dish washer. One and a half porcelain drainer sink with mixer tap, tiled splash backs, integrated Bosch electric hob and Indesit stainless steel electric oven with brushed steel splash backs. Mottled work tops and a range of wall, display and base cabinets.

**CONSERVATORY** 14'2" x 10'1" (4.33 x 3.08)  
Brick and uPVC double glazed construction, laminate wood floor, three double plug sockets, two doors to the rear garden, wall mounted heater, ceiling fan light.

**STAIRCASE AND LANDING** 8'11" x 8'6" (2.72 x 2.60)  
Carpeted staircase, wood hand rail and spindles. uPVC double glazed privacy window, wall mounted radiator, loft access.

**BEDROOM ONE** 11'6" x 11'0" (3.52 x 3.36)  
Wood door with brass handle, carpeted floor, pendent light fitting, wall mounted radiator, uPVC double glazed window with rear outlook, fitted wardrobes and dressing table with wall mounted spotlights.



**SUPERIOR BEDROOM**

12'10" x 12'9" (3.92 x 3.90)

Wood door with brass handle, carpeted floor, ceiling mounted brass and glass uplighter, uPVC double glazed window with wall mounted radiator below. Fitted wardrobes, dressing table and over head cupboards.

**BEDROOM THREE**

7'6" x 9'3" (2.30 x 2.84)

Wood door with brass handle, carpeted floor, ceiling mounted light fitting, uPVC double glazed window with wall mounted radiator below, second wall mounted radiator and fitted wardrobes with drawers and overhead cupboards.

**EXTERNAL**

To the front a block paved drive, flagged front garden with wall, hedge and fence on one side. To the rear a concrete driveway leading to the garage with flagged garden, walled raised bed and walled patio area with fencing on two sides and some mature trees.

**SINGLE GARAGE**

20'0" x 9'10" (6.11 x 3.00)

Single brick construction with up and over door, light, power, wooden side door and uPVC double glazed window.

**COUNCIL TAX:**

We understand the current Council Tax Band to be C

**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**

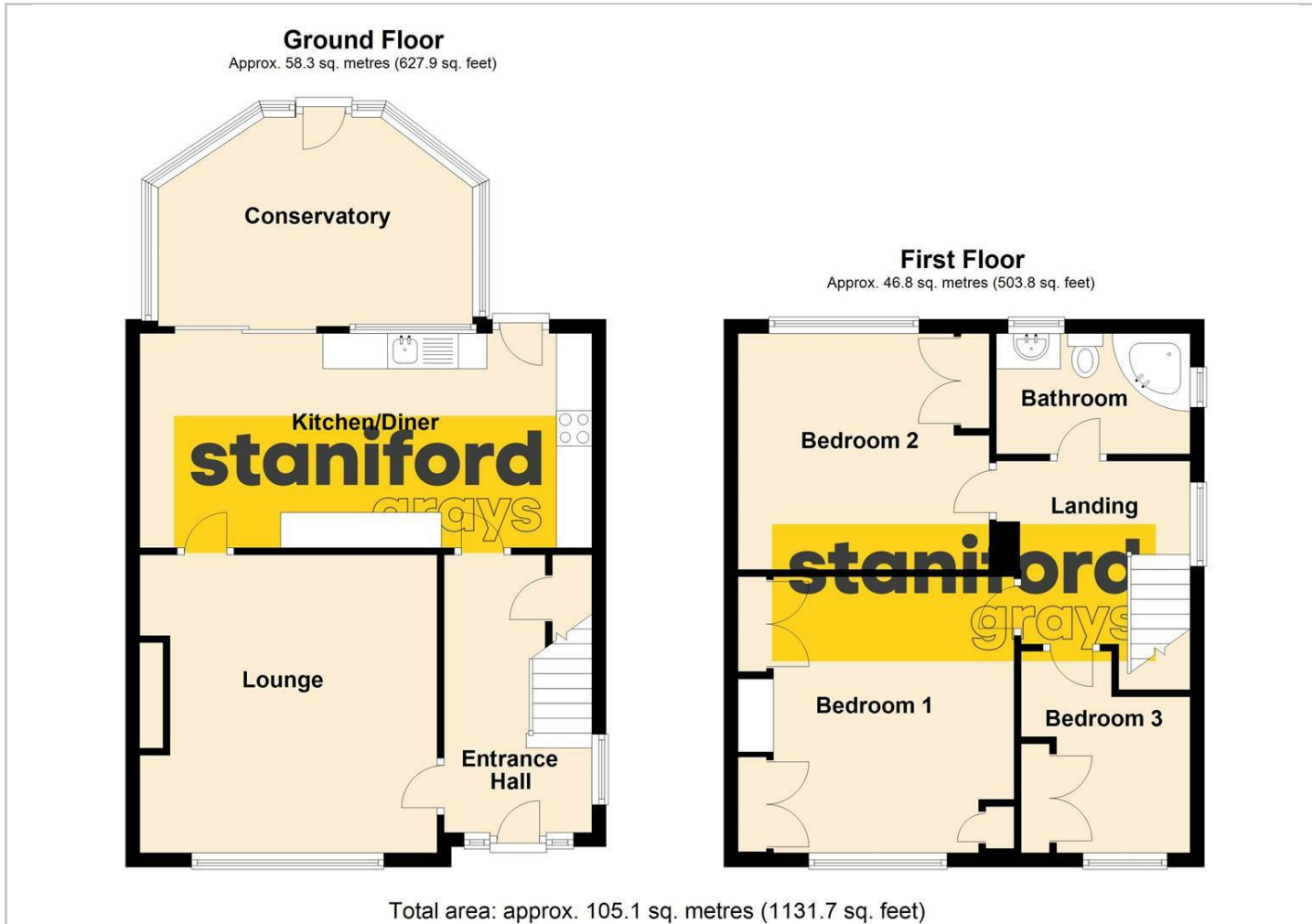
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal 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



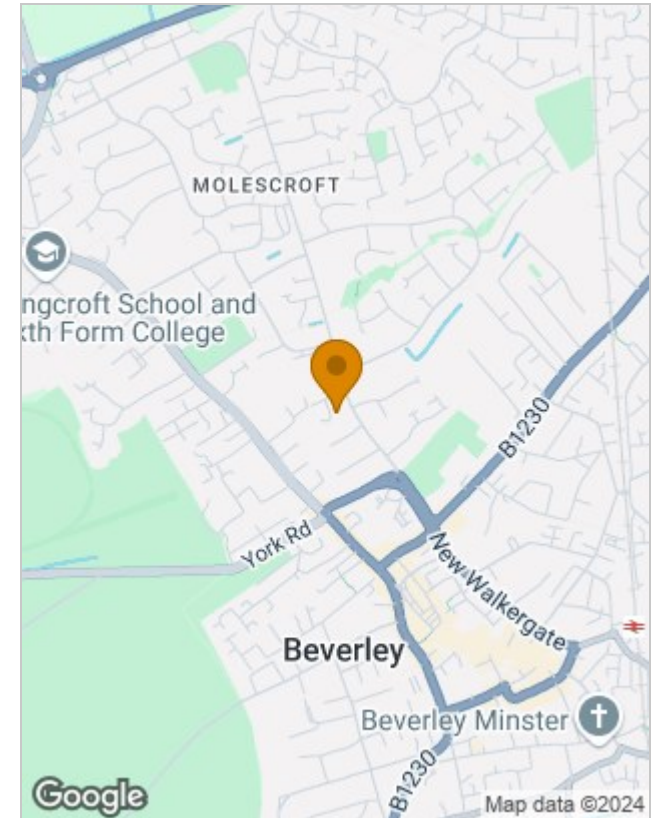
## Viewing

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.

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## Location Map



## Energy Performance Graph

