

staniford
grays



72 Walkergate, Beverley, HU17 9ER

£450,000





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Beverley, HU17 9ER

- TOWN CENTRE LOCATION
- GARAGE AND OFF STREET PARKING
- LARGE KITCHEN DINER
- THREE BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- NO ONWARD CHAIN

A prime location, only a minute or so walk from Saturday market and with a private drive and garage this three bedroom semi-detached home is ideal for those wanting to be in the centre of Beverley. This property benefits from an 18ft wide kitchen diner, full double glazing, gas central heating and private low maintenance rear garden.



£450,000



ACCOMMODATION COMPRISES

ENTRANCE PORCH 19'4" x 6'5" (5.90 x 1.98)
Accessed via uPVC double glazed front door with half-moon fanlight and brass handles, carpeted floor, uPVC double glazed window with side aspect, wall mounted radiator, three bulb ceiling light fitting and under stairs cupboard.

CLOAKROOM WC 5'9" x 2'7" (1.76 x 0.79)
Stained pine wood door with brass handles, carpeted floor, pendant light fitting, low flush WC, wall mounted wash hand basin, uPVC double glazed privacy window with front aspect.

LOUNGE 14'11" x 11'9" (4.57 x 3.60)
Stained pine wood door with brass handles, carpeted floor, three bulb brass light fitting and two double bulb wall lights. uPVC double glazed window with front aspect, wall mounted radiator. Fire place with brass framed gas fire, marble hearth, surround and mantel piece.

KITCHEN DINER 18'8" x 10'11" (5.70 x 3.33)
Roses Kitchen accessed via stained pine wood door with brass handles, vinyl flooring, ceiling mounted strip light, uPVC double glazed window with rear aspect, uPVC rear door with privacy window. A range of wall and base units, drainer sink with chrome mixer tap, integrated NEFF gas hob and electric oven with extractor above. Integrated microwave and Bosch slimline dishwasher, Beko fridge freezer, and Hotpoint washing machine.

DINING AREA
Carpeted floor, five bulb ceiling light fitting, uPVC double glazed window with rear aspect, wall mounted radiator.

STAIRCASE 9'3" x 6'5" (2.84 x 1.97)
Carpeted floor, with stairlift, three bulb ceiling mounted fitting, wall mounted radiator, wooden banister with stained pine spindles, loft hatch and airing cupboard.

BATHROOM 7'8" x 6'5" (2.35 x 1.96)
Halmshaw bathroom accessed via stained pine wood door with brass handles, carpeted floor, ceiling mounted spot lights, uPVC double glazed privacy window with rear aspect, chrome towel radiator, wash hand basin and low flush WC with vanity unit. Shower cubicle with Aqualisa shower and full splash back tiling.



BEDROOM ONE

11'10" x 10'11" (3.62 x 3.34)
Stained pine wood door with brass handles, carpeted floor, three bulb brass light fitting, uPVC double glazed window with a rear aspect, wall mounted radiator, fitted wardrobes and drawers.

BEDROOM TWO

12'5" x 11'10" (3.80 x 3.61)
Stained pine wood door with brass handles, carpeted floor, five bulb brass light fitting, two wall mounted double bulb light fittings, wall mounted radiator, fitted wardrobes and drawers.

BEDROOM THREE

8'7" x 6'5" (2.63 x 1.98)
Stained pine wood door with brass handles, carpeted floor, three bulb light fitting, wall mounted radiator, uPVC double glazed window with a front aspect.

EXTERNAL

To the rear a shutter style drive gate with remote control, brick sets and gravel driveway. Brick set path to a flagged patio. Raised graveled garden with mature trees and shrubs with brick wall and fence to the sides and trellis divider. To the front a small walled garden with gravel border mature shrubs and flagged path with side wooden garden gate.

GARAGE

Electric garage door with remote control.

19'0" x 9'6" (5.81 x 2.90)

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.

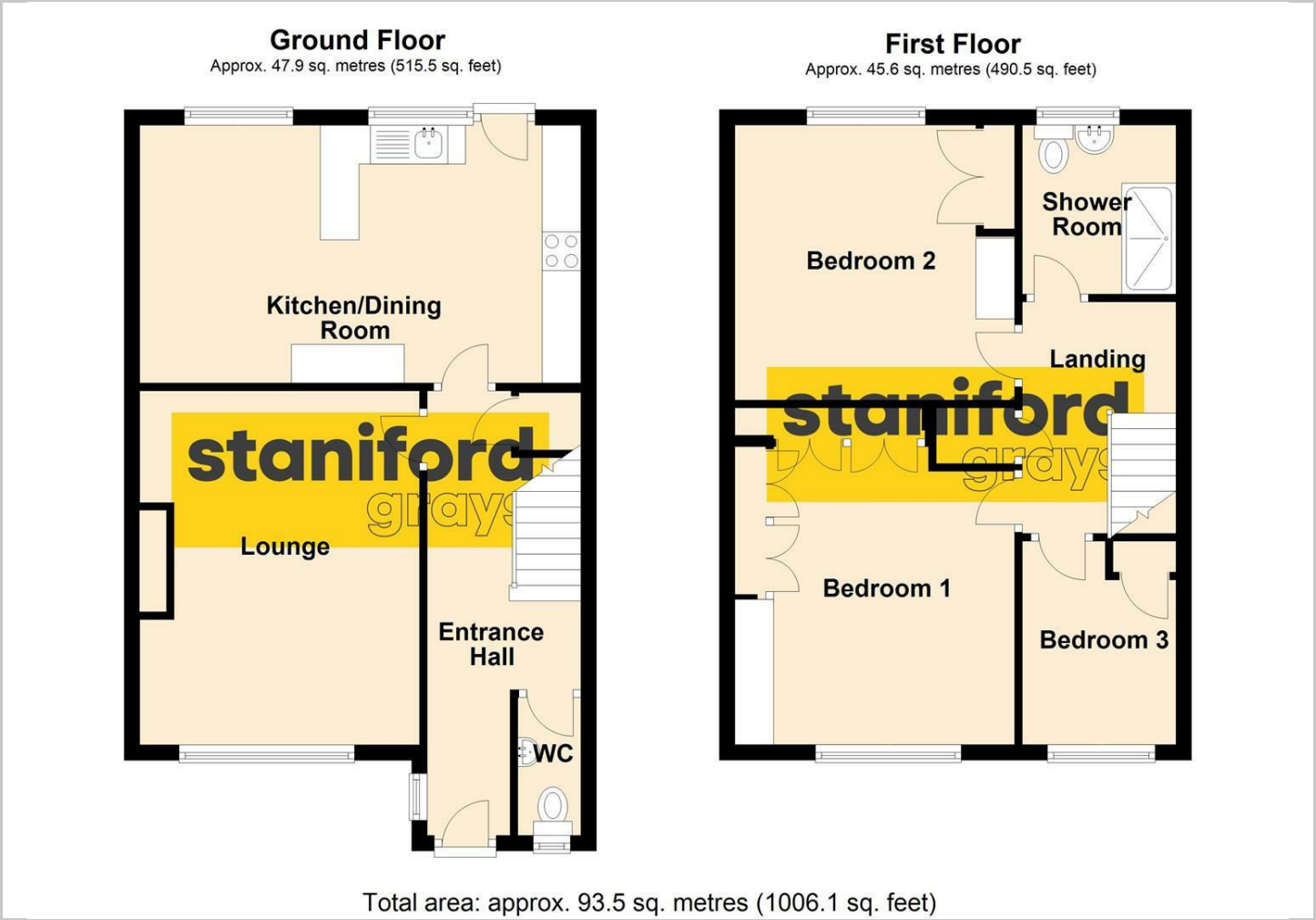
MISREPRESENTATION ACT 1967

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



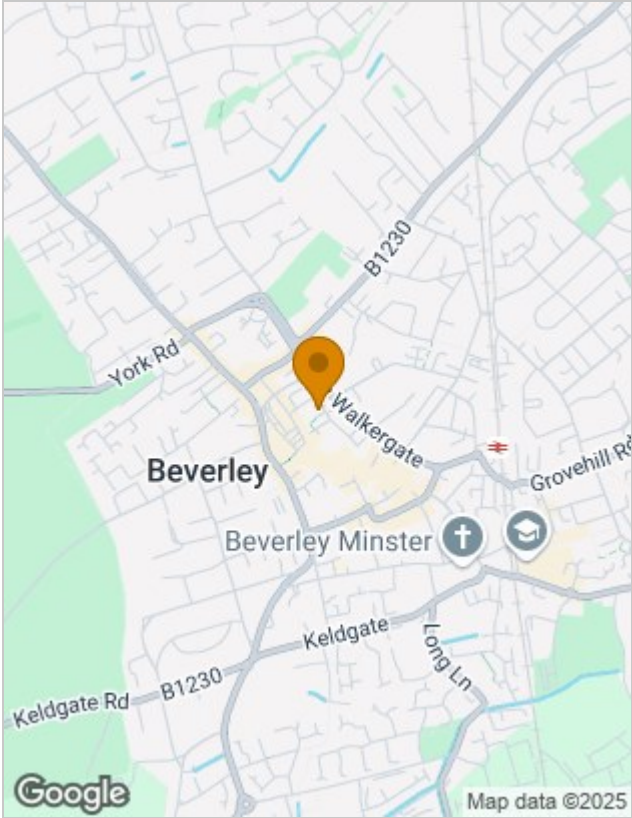
Viewing

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.

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Location Map



Energy Performance Graph

