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grays



15 Melrose Park, Beverley, HU17 8JL

Offers Invited £499,950





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- EXECUTIVE DETACHED FAMILY HOME
- SOUTH FACING GARDENS
- 4 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- VIEWING ADVISED
- CORNER PLOT
- DOUBLE DRIVEWAY AND GARAGE
- 2 BATHROOMS
- NO ONWARD CHAIN

FAMILY HOME WITH SOUTH FACING GARDENS AND 4 DOUBLE BEDROOMS

Located upon a corner plot, in a desirable and executive cul-de-sac setting and located within walking distance of the historic town centre.

Advised for viewing and presented to the market with no onward chain and in need of some general cosmetic upgrading.

The versatile arrangement of living space comprises to the ground floor; Entrance Hallway, Cloakroom W.C., Bright reception Lounge, Dining Room/Reception 2 and Breakfast Kitchen. To the first floor level a gallery landing leads to four double Bedrooms (Ensuite to Principal) and a House Bathroom.

Generous driveway leading to a Detached Garage with South facing gardens and further courtyard patio.

Early inspection is invited given the appeal of home on offer and potential throughout.



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ACCOMMODATION COMPRISES

ENTRANCE HALLWAY 13'8" x 6'9" (4.19 x 2.08)
Accessed via entrance door with privacy glazing to frontage, leading to ground floor reception spaces, and staircase approach to first floor level.

CLOAKROOM WC 6'10" x 3'1" (2.09 x 0.94)
With double glazed privacy window to the front outlook, low flush WC, inset basin to vanity unit with storage below, tiling to splashbacks and wall mounted alarm console.

RECEPTION LOUNGE 21'7" x 12'1" (6.60 x 3.69)
Generously proportioned, enjoying good levels of natural daylight with aspect to the south facing rear garden via sliding double glazed door and window to frontage also. A central focal point is provided via a cast iron gas fire insert with traditional hearth and surround.

DINING ROOM 11'1" x 11'0" (3.40 x 3.36)
Enjoying a double aspect with double glazed window to the front and side elevations. Used previously by the vendor as a formal dining space, but has potential to be used as a sitting room/ reception room two.

KITCHEN 15'4" x 9'8" (4.68 x 2.96)
With double glazed rear window and access door to side garden area. Traditionally styled throughout with a range of fitted wall and base units, mid level Neff double oven, Stoves gas hob with extractor canopy over. Laminate sink and drainer with feature mixer tap and space for a number of low level white goods including space for washing machine and fridge freezer also. Deep under stairs storage cupboard.

FIRST FLOOR LEVEL

'L' SHAPED LANDING
With double glazed window to rear, cupboard with shelving with twin folding doors.

PRINCIPAL BEDROOM 11'10" x 11'10" (3.63 x 3.62)
With double glazed windows to the front and side elevation and of generous room proportions throughout, suitably sized to accommodate double bed and free standing bedroom furniture. With interlinking French doors to bedroom three (potential to be closed for privacy).

ENSUITE SHOWER ROOM 8'6" x 4'9" (2.60 x 1.45)
Immaculately appointed throughout having been upgraded to incorporate a walk in double shower with wall mounted shower head and console, concealed cistern low flush WC, inset basin to vanity unit, wall mounted cupboards, electric shaver point, heated towel rail tiling to splashbacks and double glazed privacy window to frontage.

BEDROOM TWO 12'3" x 9'3" (3.75 x 2.82)
With outlook to garden elevation and boasting south facing orientation and of a generous size.

BEDROOM THREE 11'8" x 9'0" (3.56 x 2.75)
With double glazed window to side elevation and internal French doors leading to Master suite. Has potential to be used as a dressing room to the principal bedroom.

BEDROOM FOUR 11'10" x 6'11" (3.63 x 2.13)
With window to garden outlook and of double bedroom proportions.



HOUSE BATHROOM

8'7" x 6'0" (2.63 x 1.84)

Traditionally styled with panel bath and wall mounted shower fitment. Inset basin to vanity unit, low flush WC, electric shaver point, tiling to splashbacks and double glazed window to frontage.

EXTERNAL

Melrose Park itself remains conveniently positioned within walking distance of the historic town centre of Beverley. the immediate location boasts a number of similarly styled executive detached family homes with the subject dwelling having not been presented to the open market for a number of years. Offering full upgrade potential within an established plot environment with viewing available through the sole selling agent Staniford Grays.

Vehicular access is provided to a double width driveway offering dedicated parking provision, in turn leading to a detached double garage.

Pedestrian access leads to the property frontage itself with wrought iron fencing to the immediate front perimeter boundary and being hard landscaped. Gated access is provided to the side patio courtyard , being hard landscaped with paving extending from the immediate building footprint and around the property rear. Opening into an established and generously sized south facing garden. With herbaceous planting, shrubbery and borders to the boundaries, with additional fencing to boundary perimeter also. Being well stocked throughout and offering good levels of privacy and seclusion. A further patio terrace and summer house extend from the immediate building footprint, with security lighting and external tap point also.

DETACHED DOUBLE GARAGE

17'5" x 16'8" (5.31 x 5.09)

With recently replaced electronically operated door, full power and lighting and personnel door to side.

AGENTS NOTE

The property comes ideally suited for applicants looking to enhance and improve and reside within a peaceful and desirable cul-de-sac setting within a central Beverley location.

COUNCIL TAX:

We understand the current Council Tax Band to be F

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



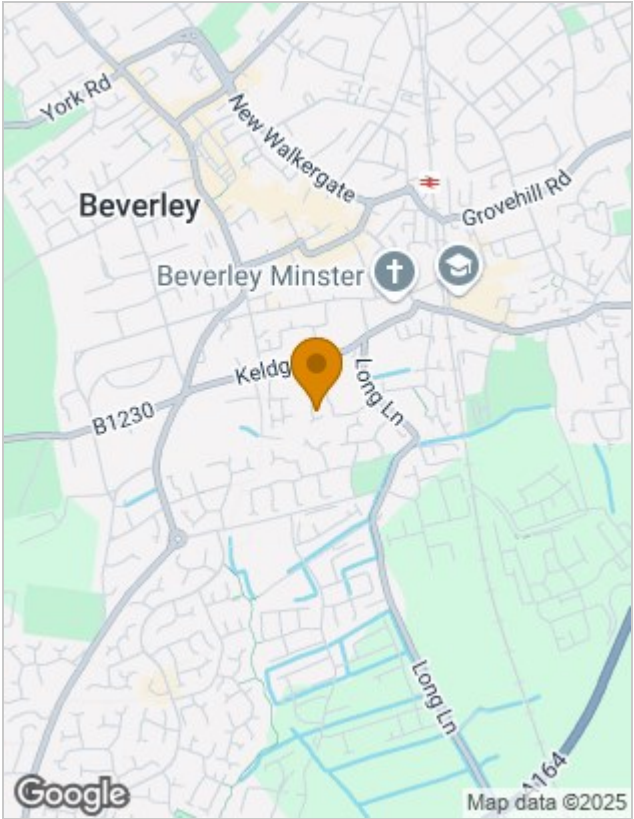
Viewing

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

