

staniford
grays



9 Holgate Close, Beverley, HU17 0RQ

£199,950





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- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- WELL MAINTAINED THROUGHOUT
- GARAGE AND OFF STREET PARKING
- PRIVATE REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS

A fantastic and well maintained two bedroom semi detached house with off street parking and generous gardens, set in a quiet cul-de-sac position.

This lovely property benefits from additional outside space, off street parking and a garage. Inside there is a lounge with electric fire and fan light. The kitchen is equipped with SMEG integrated appliances, dining area and French doors to the rear garden. The first floor offers two double bedrooms and a modern bathroom with electric shower over the bath and a vanity unit.



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ACCOMMODATION COMPRISES

ENTRANCE PORCH 4'0" x 3'8" (1.22m x 1.12m)
Composite front door with fan light, carpeted floor, uPVC double glazed side aspect window.

LOUNGE 13'1" x 11'0" (4m x 3.36m)
Carpeted floor, front aspect uPVC double glazed window, three bulb chrome light and fan fitting, electric fire and under stairs cupboard.

KITCHEN 13'8" x 8'1" (4.19m x 2.47m)
Wood door with two privacy glass panels, vinyl floor, two chrome spotlight fittings, uPVC double glazed rear aspect window, uPVC double glazed French doors, one and a half stainless steel drainer sink with mixer tap. Full splash back tiles, extractor hood, a range of wall and base units. Integrated SMEG appliances include, four ring gas hob and electric oven, microwave, fridge freezer and washing machine.

STAIRCASE / LANDING 5'10" x 3'0" (1.80m x 0.93m)
Wooden bannister with spindles, carpeted staircase and landing with loft access.

BATHROOM 6'6" x 5'6" (2m x 1.69m)
Wood door with brass handles, tiled floor, ceiling mounted light fitting, full splashback tiles, WC and wash hand basin with vanity unit, bath with electric shower over, chrome towel radiator, extractor fan and a uPVC double glazed rear aspect privacy glass window.

BEDROOM ONE 11'4" x 10'5" (3.47m x 3.18m)
Wood door with brass handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window, fitted wardrobes and builds in cupboard.

BEDROOM TWO 9'10" x 7'10" (3m x 2.40m)
Wood door with brass handles, carpeted floor, rear aspect uPVC double glazed window, and a pendant light fitting.



EXTERNAL

To the front there is a flagged driveway leading to a single garage and a flagged path to the front door and to the side of the house leading to the rear garden. There is a front lawn and side lawn with mature shrubs and a young tree with wooden fence separating the rear garden from the side garden. To the rear a flagged patio area with lawn, some mature trees in the borders and dwarf wall with wooden fence perimeter.

GARAGE

17'8" x 8'9" (5.41m x 2.67m)

With a manual up and over door, light and power, pedestrian door also.

COUNCIL TAX:

We understand the current Council Tax Band to be B

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.

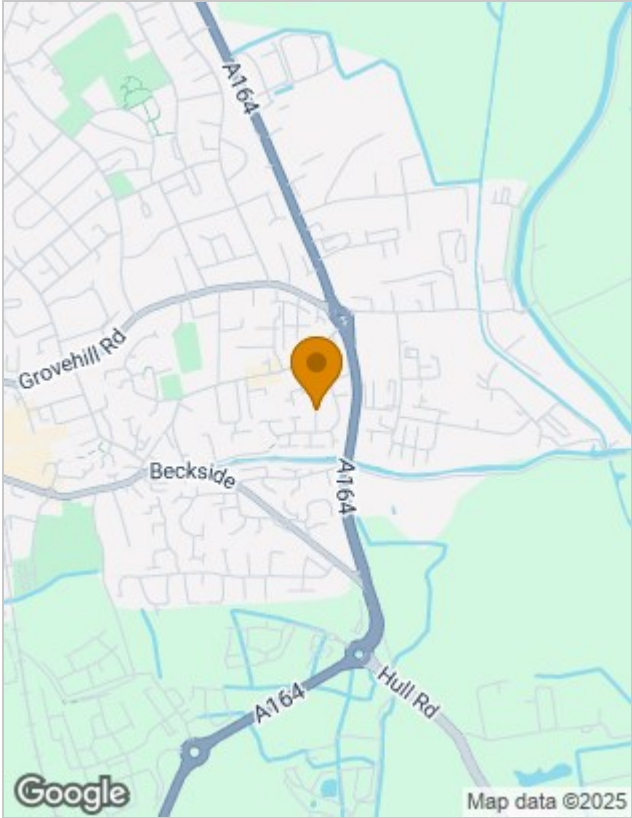
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



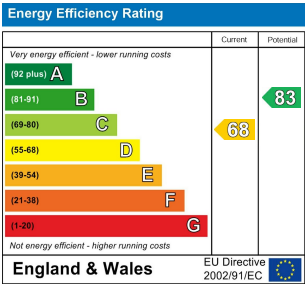
Floor Plans



Location Map



Energy Performance Graph



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.