

staniford
grays



3 St. Martins Court, Lairgate, Beverley, HU17 8JB

Offers In Excess Of £299,950





3 St. Martins Court

Beverley, HU17 8JB

- DETACHED FAMILY HOME
- GARDEN ROOM
- LOW MAINTENANCE REAR GARDEN
- NO CHAIN
- THREE BEDROOMS
- IMMACULATELY PRESENTED THROUGHOUT
- CLOSE TO BEVERLEY TOWN CENTRE

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home, providing an inviting space for relaxation and entertaining guests. The three generously sized bedrooms offer ample room for rest and privacy, making it easy to create your own personal sanctuary. The well-appointed bathroom is conveniently located to serve all bedrooms, ensuring functionality for everyday living.

The property is situated in a desirable location, known for its friendly community and proximity to local amenities. Beverley is renowned for its historic charm, with a variety of shops, cafes, and parks just a short stroll away. The area also boasts excellent transport links, making it easy to explore the wider region.



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ACCOMMODATION COMPRISES

ENTRANCE HALL 12'5" x 5'8" (3.81 x 1.74)
Wooden front door with brass handles and two privacy glass panels, carpeted floor, two pendant light fittings and an understairs cupboard.

CLOAK ROOM 4'11" x 2'9" (1.50 x 0.84)
Wood door with brass handles, carpeted floor, pendant light fitting, front aspect uPVC privacy glass window, low flush WC and a corner wash hand Basin.

KITCHEN 14'6" x 8'5" (4.43m x 2.58m)
Wood door with brass handles, tiled floor, wooden back door with brass handles with two privacy glass panels, four chrome spotlights, front aspect uPVC double glazed window and a uPVC double glazed side aspect privacy glass window. A range of wall and base units, drainer sink with mixer tap, integrated appliances include electric oven, four-ring gas hob with extract fan above. Space for dishwasher, fridge freezer and washing machine, tiled splashbacks and serving hatch to dining room.

LOUNGE 15'0" x 12'7" (4.59 x 3.84)
Wood door with brass handles carpeted floor, sliding double glazed patio doors to garden room, four wall lights, gas fire, black tiled hearth and back with wood mantle and surround.

DINING ROOM 10'7" x 9'8" (3.25 x 2.96)
Carpeted floor, four wall lights, uPVC double glazed rear aspect window.

GARDEN ROOM 9'4" x 8'6" (2.85 x 2.61)
Brick, uPVC and glass construction, tiled floor, uPVC double glazed French doors to the garden and a pendant light fitting.

STAIRCASE/LANDING 11'5" x 6'2" widest (3.50 x 1.90 widest)
Carpeted floor, ceiling light, front aspect uPVC double glazed window, wooden bannister, loft access, and airing cupboard.

BATHROOM 10'4" x 6'2" (3.16 x 1.90)
Wood door with brass handles, tiled floor, four spotlights, front aspect uPVC double glazed privacy window, full tiled splashbacks, bath with mixer tap and handheld shower, low flush WC, shower enclosure with mixer shower and rainfall shower head.



BEDROOM ONE

13'6" x 9'9" (4.14 x 2.98)

Wood door with brass handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window and fitted wardrobes with sliding mirrored doors.

BEDROOM TWO

11'4" x 9'9" (3.47 x 2.98)

Wood door with brass handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window and fitted wardrobes.

BEDROOM THREE

9'6" x 8'10" (2.90 x 2.70)

Wood door with brass handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and a second uPVC double glazed side aspect window.

EXTERIOR

To the front a block paved parking space with flagged side path to rear garden and flagged step to front door. To the rear a lawn with mature borders, rear perimeter wall with fenced sides and flagged patio area with garden shed.

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.

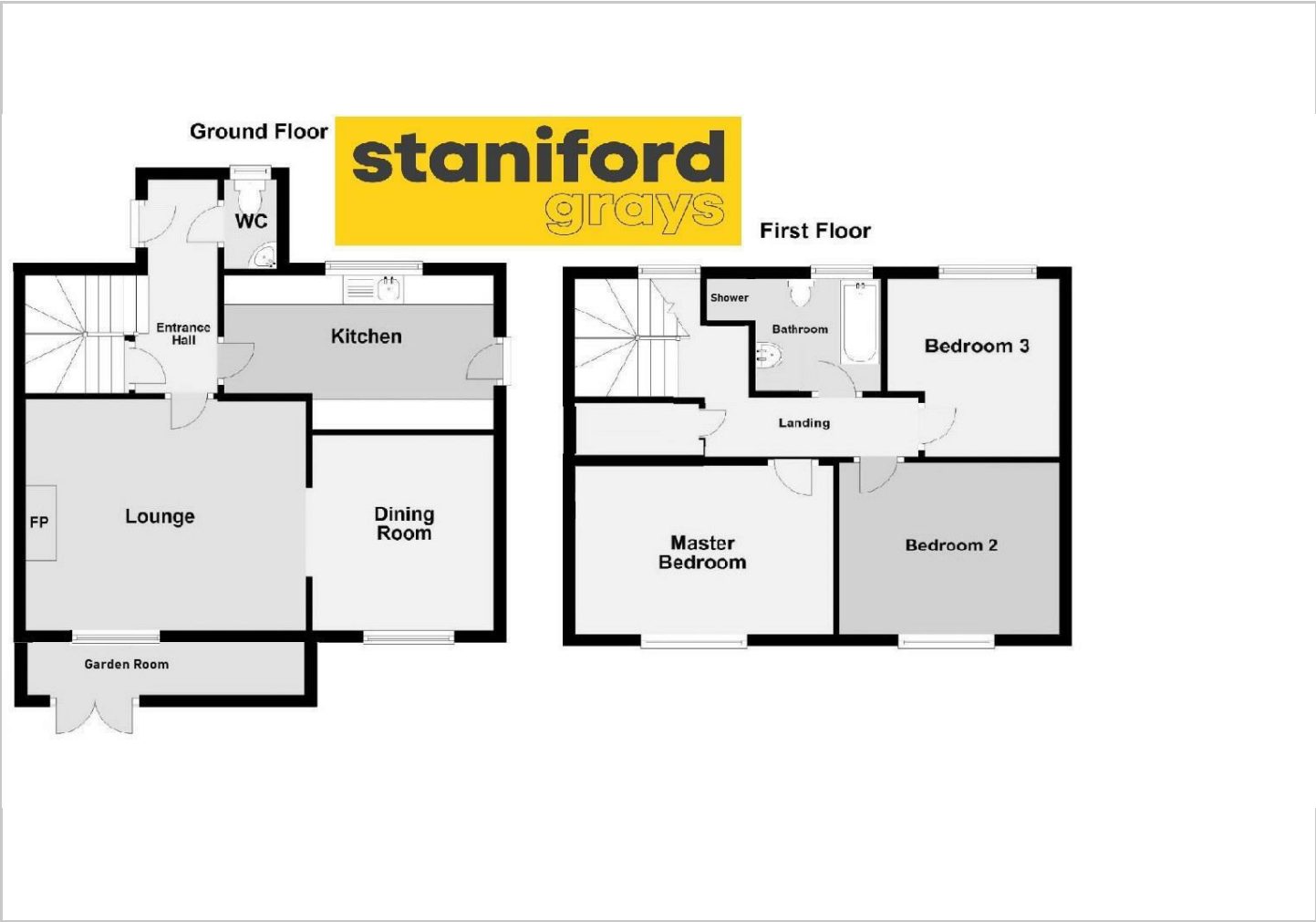
MISREPRESENTATION ACT 1967

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



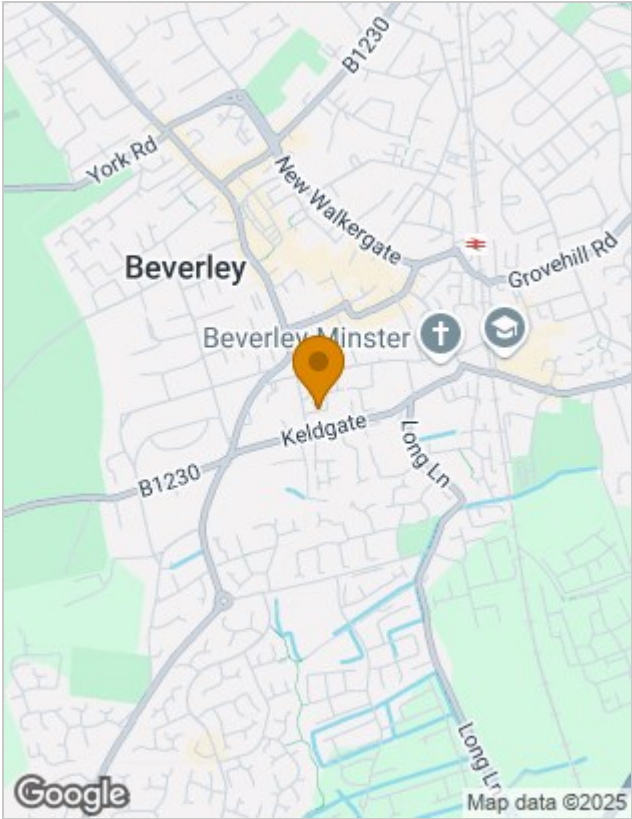
Viewing

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

