

staniford
grays



8 Hull Bridge Road, Beverley, HU17 9HZ

£209,995





8 Hull Bridge Road

Beverley, HU17 9HZ

- THREE BEDROOMS
- 25FT LOUNGE DINER
- LOW MAINTENANCE REAR GARDEN
- GARAGE AND OFF STREET PARKING
- SPACIOUS BATHROOM WITH UNDER FLOOR HEATING
- WALKING DISTANCE OF BEVERLEY TOWN CENTRE

A delightful three bedroom end of terrace family home, benefitting from a spacious 25ft Lounge/Diner, off street parking for two vehicles and three good sized bedrooms. The property is positioned around a 20 minute walk into Beverley town centre with more local shops on model farm. There is a useful porch and entrance hall and a spacious lounge diner allowing plenty of room for a dining table and chairs. A galley style kitchen with some integrated appliances and a spacious bathroom with corner bath and shower cubicle. To the first floor a superior bedroom positioned at the front of the house with two further double bedrooms. There is parking for two vehicles at the rear including the garage.



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ACCOMMODATION COMPRISES

PORCH

No access so far...

ENTRANCE HALL

10'9" x 2'9" (3.30m x 0.86m)

Wood door with brass handles and privacy glass panels, laminate wood floor and pendant light fitting.

LOUNGE DINER

25'2" (into bay) x 13'1" (7.67m (into bay) x 3.99m)

Wood door with brass handles, laminate wood floor, two pendant light fittings, uPVC double glazed front aspect bay window, fireplace with marble hearth, wooden mantle piece and log burner and uPVC double glazed rear window.

KITCHEN

16'2" x 8'3" (4.95m x 2.52m)

Wood door with brass handles, tiled floor, two set of four spotlights, wood panelled ceiling, two uPVC double glazed side aspect windows, stainless steel one and a half drainer sink with mixer tap, integrated four ring gas hob with splash back tiling, electric oven, range of wall and base units, extractor fan, plumbing for dishwasher and a washing machine.

REAR PORCH

5'0" x 3'0" (1.53m x 0.92)

Side aspect uPVC double glazed door, tiled floor and a storage cupboard.

BATHROOM

9'8" x 7'8" (2.95m x 2.34m)

Wood door with brass handles, tiled floor with under floor heating, ceiling light, side aspect uPVC double glazed window, corner bath, pedestal wash hand basin, shower cubicle with mixer shower, low flush WC and extractor fan.

STAIRCASE/LANDING

11'6" x 4'11" (3.53m x 1.52m)

Two pendant light fittings, carpeted floor, wood bannister with spindles and loft access.

SUPERIOR BEDROOM

12'11" x 10'11" (3.94m x 3.34m)

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



BEDROOM TWO

11'7" x 7'8" (3.55m x 2.34m)

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

BEDROOM THREE

10'5" x 7'8" (3.20m x 2.36m)

Wood door with brass handles, laminate herringbone luxury vinyl floor, pendant light fitting, uPVC double glazed side aspect window and uPVC double glazed rear aspect window.

EXTERIOR

To the front a lawned garden with flagged path with brick wall and fence perimeter and wrought iron front gate. To the rear a concrete path with decked area and wooden fence surround with wooden gate.

GARAGE

13'6" x 13'1" (4.12m x 3.99m)

With electric up and over door, power, light and a wooden pedestrian side door.

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



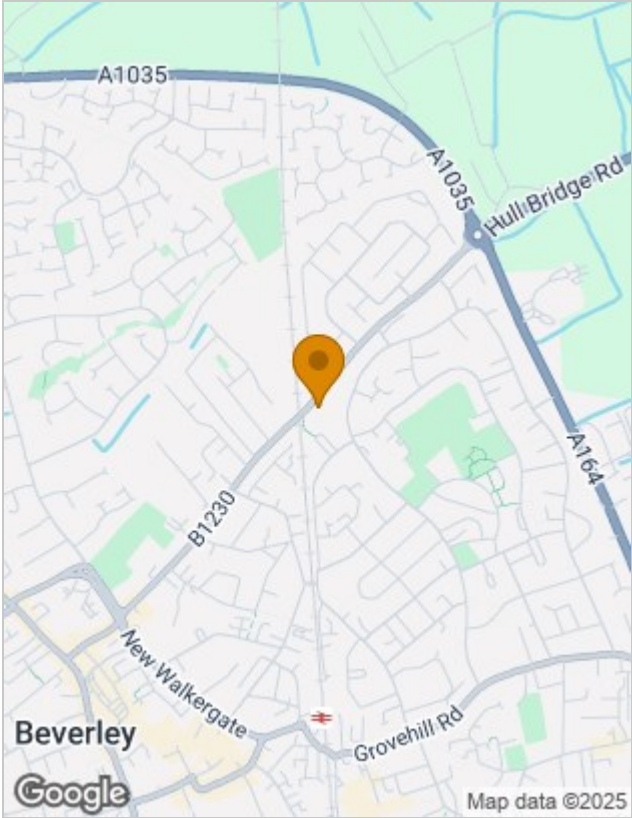
Viewing

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.

18 North Bar Within, Beverley, East Riding of Yorkshire,
Tel: 01482 866304 Email: bevsales@stanifords.com

Location Map



Energy Performance Graph

