



6 Hamilton Walk, Flemingate, Beverley, HU17 0FW

Offers Invited £285,000



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Beverley, HU17 0FW

- TOWNHOUSE
- CENTRAL FLEMINGATE LOCATION
- OFF STREET PARKING
- FLEXIBLE LAYOUT
- TWO BATHROOMS
- LOW MAINTENANCE REAR GARDEN

A beautifully presented three/four bed roomed town house situated in the heart of Flemingate, ideal for entertainment, bars and shops on offer.

The property is set over three floors and offers a degree of flexibility with the second bedroom currently set up as a lounge and the kitchen diner could also be used as a dayroom. The property has been well maintained and offers plenty of storage with fitted furniture in two bedrooms and the bathroom. It briefly comprises entrance hallway, open plan dining kitchen, WC cloakroom/utility. First floor living room/bedroom two, additional bedroom and bathroom. Two further bedrooms and shower room to the second floor. The property also benefits from an air filtration system throughout.

To the rear of the property is a low maintenance garden with shed and two parking spaces behind.



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ACCOMMODATION COMPRISES

ENTRANCE HALL 10'9" x 6'6" (3.28m x 2m)
Composite front door with fun light, luxury vinyl floor, for pendant light fitting.

CLOAKROOM 5'9" x 5'7" (1.77m x 1.71m)
Wood door with chrome handles, luxury vinyl floor, pendant light fitting, side aspect uPVC double glazed privacy window, front aspect uPVC double glazed window, wash hand basin and with vanity unit, storage cupboard, low flush WC and plumbing for washing machine.

DINING KITCHEN 22'3" x 12'8" (widest point) (6.80m x 3.88 (widest point))
Wood door with chrome handles, luxury vinyl floor, industrial style spot and pendant light fittings, uPVC double glazed French doors to rear garden. Pantry cupboard, one and a half drainer sink with mixer tap, Smeg gas cooker, Hisense fridge freezer, remote controlled extractor hood, pendant light fitting, industrial style kitchen units and work top with two wall lights.

STAIRCASE AND LANDING 9'8" x 6'8" (2.97m x 2.04m)
Carpeted floor, three spotlights, wooden Bannister with spindles.

BEDROOM ONE 11'10" x 8'10" (3.62m x 2.70m)
Carpeted floor, three bulb chrome light fitting, two rear aspect uPVC double glazed windows and fitted sliding door wardrobes.

BATHROOM 8'4" x 5'8" (2.56m x 1.75m)
Wood door with chrome handles, vinyl floor, three spotlights, chrome towel radiator, bath with mixer shower over, pedestal wash hand basin with mixer tap, low flush WC, fitted cupboards with sliding mirror doors and shaver socket.

LOUNGE/BEDROOM TWO 12'9" x 10'11" (3.91m x 3.33m)
Currently set up as a lounge. Wood door with chrome handles, carpeted floor, chrome six bulb ceiling light, two front aspect uPVC double glazed windows and a side aspect uPVC double glazed window.

SECOND FLOOR STAIRCASE
Carpeted floor, five bulb chrome pendant light fitting and a wooden banister with spindles.



SHOWER ROOM

6'4" x 5'6" (1.94m x 1.69m)

Wood door with chrome handles, vinyl floor, three spotlights, key light skylight window, chrome towel radiator, shower cubicle with mixer shower, pedestal wash hand basin, low flush WC, half tiled splashbacks and a vanity unit.

BEDROOM THREE

10'5" x 6'1" (3.20m x 1.86m)

Wood door with chrome handles, carpeted floor, pendant light fitting, two key light skylight windows and loft access.

BEDROOM FOUR

15'3" x 12'9" (4.66m x 3.91m)

Wood door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window, two fitted wardrobes with sliding doors and an airing cupboard.

EXTERIOR

To the front a flagged path with border and shrubs and metal fence. To the rear a decked garden with brick wall and fenced surround, wooden gate leading to two parking spaces and a 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.

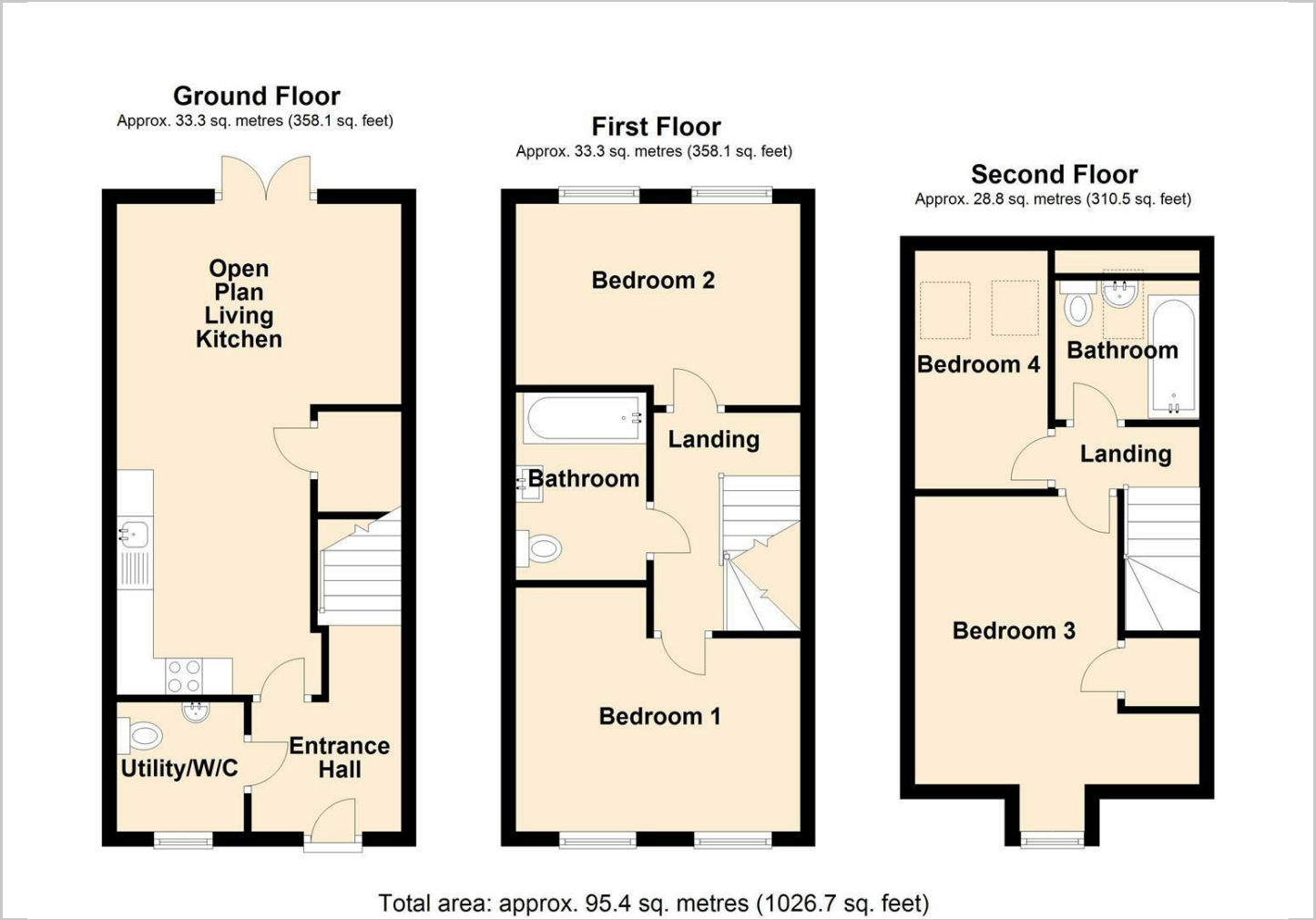
MISREPRESENTATION ACT 1967

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.

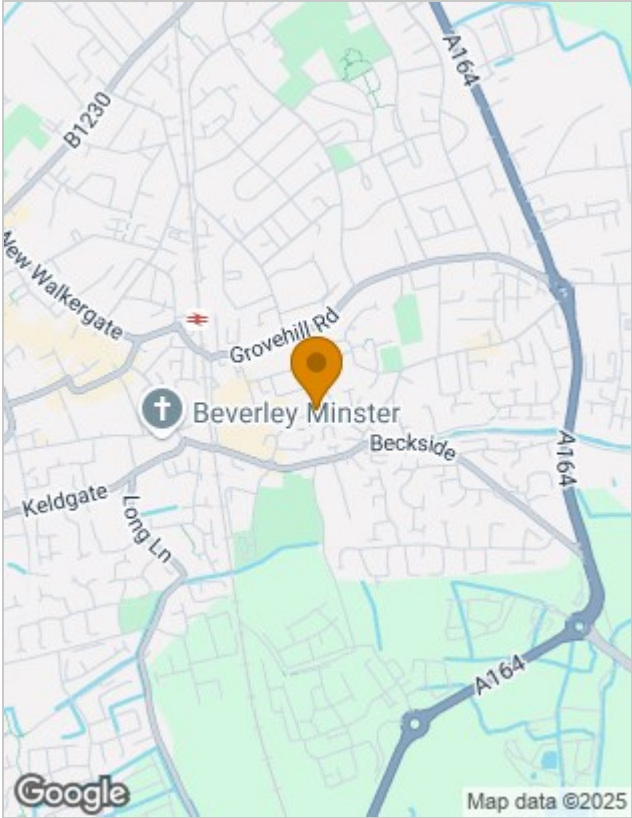
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



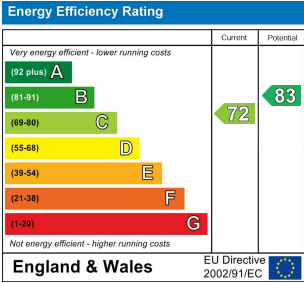
Floor Plans



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.