

**staniford**  
grays



94 Keldgate, Beverley, HU17 8JD

£219,950





# 94 Keldgate

Beverley, HU17 8JD

- BEAUTIFULLY PRESENTED MID TERRACED PROPERTY
- TEN MINUTE WALK TO BEVERLEY TOWN CENTRE
- TWO DOUBLE BEDROOMS
- CONTEMPORARY FITTED KITCHEN
- FANTASTIC LOCATION
- MIX OF TRADITIONAL AND CONTEMPORARY STYLE
- SPACIOUS HOUSE BATHROOM
- NO ONWARD CHAIN

Welcome to charming Bumblebee Cottage.

Built in the 1800's this beautifully presented and centrally located two bedroom terraced house is now available. Only around a ten minute walk into Beverley town centre this truly delightful property has been tastefully upgraded throughout by the current owner. With traditional touches and contemporary finishes such as uPVC sash windows to the front, wooden shutter blinds, traditional radiators and engineered wood flooring on the ground floor, the quality can be felt as soon as you step inside.

As you enter the lounge you are greeted with a lovely exposed brick fireplace with a stone hearth, which leads through to the modern fitted kitchen with dining area and French doors to the patio and garden. A useful cloak/WC/utility room completes the ground floor. On the first floor there are two double bedrooms. The second bedroom has a traditional Victorian fireplace, built in wardrobe space and the ensuite/house bathroom. The spacious bathroom features both a shower enclosure as well as a bath. Outside the gravel garden has a patio area positioned at each end, ideal for al fresco dining and entertaining.

Get in touch with us today to view this wonderfully presented and perfectly located cottage!



£219,950



## ACCOMMODATION COMPRISES

**LOUNGE** 11'9" x 10'11" (3.60m x 3.33m )  
Wooden front door with embossed "No 94" fanlight , engineered wood floor, front aspect uPVC double glazed sash window, pendant light fitting and an exposed brick fire place with wooden mantle piece.

**KITCHEN** 11'8" x 10'9" (3.57m x 3.28m )  
Wood door with wooden knobs, engineered wood floor, three pendant light fittings, rear aspect uPVC double glazed window, one and a half bowl drainer sink with mixer tap, electric cooker, space for fridge freezer, integrated dish washer, provision for under counter fridge and freezer and under stairs cupboard with light.

**DINING ROOM** 10'4" x 5'10" (3.15m x 1.80m )  
Engineered wood flooring, pendant light fitting uPVC French doors to the rear patio and garden.

**CLOAK/UTILITY/WC** 6'2" x 5'7" (1.89m x 1.71m )  
Wood door with wooden knobs, engineered wood floor, pendant light fitting, rear aspect uPVC double glazed window, towel radiator, low flush WC, pedestal wash hand basin with mixer tap, plumbing for washing machine and boiler cupboard.

**BEDROOM ONE** 11'10" x 10'11" (3.63m x 3.35m )  
Wood door with chrome knobs, carpeted floor, pendant light fitting, front aspect uPVC double glazed sash window.

**BEDROOM TWO** 11'10" x 10'9" (3.62m x 3.29m )  
Wood door with wooden knobs, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window, Victorian fireplace and walk in wardrobe.



### ENSUITE / HOUSE BATHROOM

13'3" x 5'10" (4.05m x 1.79m )

Wood door with chrome handles, vinyl floor, central ceiling light, towel radiator, side aspect uPVC double glazed window, rear aspect uPVC double glazed privacy window, towel radiator, panelled bath with mixer tap, shower enclosure with mixer shower, low flush WC, wash hand basin with traditional vanity unit and extractor fan.

### STAIRCASE AND LANDING

Carpeted floor, pendant light fitting and a wooden hand rail.

### EXTERIOR

The rear garden has a perimeter wooden fence with one side covered in ivy. An Indian sandstone flagged patio and path runs from the back door to a flagged stepping stone garden path leading to a second patio area at the bottom of the garden.

### 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.

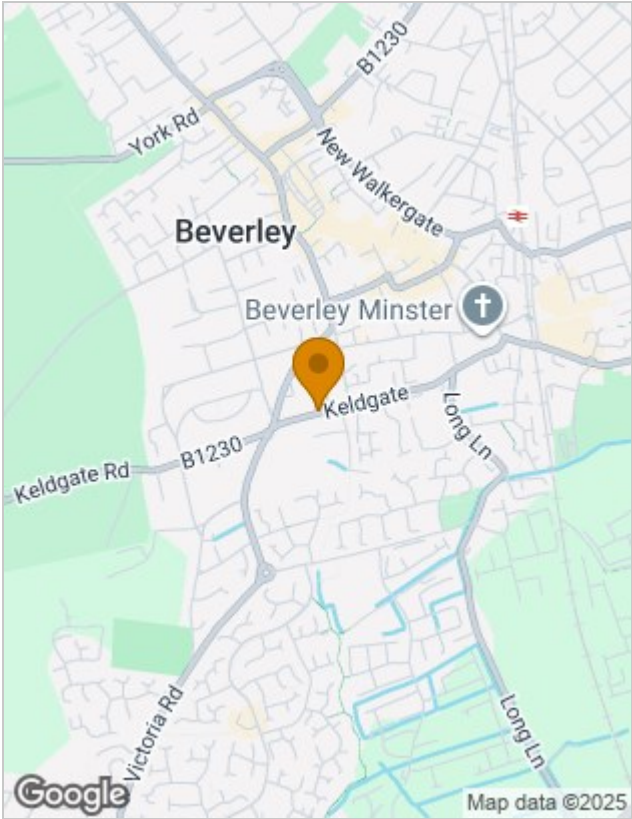
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



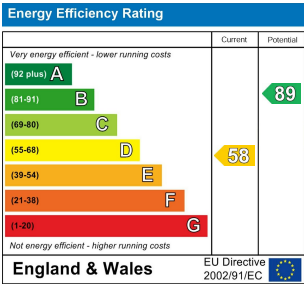
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office 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.