

staniford
grays



18 Lairgate, Beverley, HU17 8EE

£195,000





18 Lairgate

Beverley, HU17 8EE

- CENTRAL BEVERLEY SETTING
- UP TO 3 BEDROOMS
- WEST FACING COURTYARD
- READY TO MOVE IN HAVING BEEN MODERNISED
- NO ONWARD CHAIN
- LIVING SPACE OVER 3 FLOOR LEVELS
- ACCOMODATION OVER 3 FLOOR LEVELS
- MUST VIEW TERRACE HOME

OFFERED FOR SALE WITH NO ONWARD CHAIN IN CENTRAL BEVERLEY POSITION.

Stanford Grays invite for inspection this traditionally styled home retaining a number of period features and being deceptively spacious in size.

The modernised interior comes ideally suited for first time buyers and investors looking for affordable 3 bedroom living.

The Living space to the ground floor comprises; Entrance Hallway, Lounge, Dining Room/Reception 2 and Kitchen with Utility Room/W.C.. To the first floor level a landing provides access to Two well-proportioned Bedrooms and a Shower Room. A further second floor Bedroom also features.

Private courtyard gardens to the rear offer good levels of seclusion throughout all within a central Beverley setting.



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GROUND FLOOR

ENTRANCE HALLWAY

Providing access from Lairgate itself, entrance door with panelled inserts, laminate to floor coverings, staircase approach to first floor level, 2 doors leading to ground floor reception rooms.

RECEPTION LOUNGE

10'9" x 10'8" (3.30 x 3.27)
With double glazed window to the immediate front outlook, of a generous size with a central focal point provided by electric fire insert with stone hearth detailing.

SECOND RECEPTION ROOM / DINING ROOM

11'9" x 11'1" (3.60 x 3.40)
With window to the rear courtyard outlook, dedicated storage cupboard housing electric consumer unit auxiliaries, additional understairs storage cupboard, uPVC double glazed window. Access leads through to...

BREAKFAST KITCHEN

14'5" x 6'2" (4.40 x 1.90)
Well appointed throughout having been refurbished with modern kitchen, incorporating a range of fitted wall and base units with contrasting work surfaces, tiling to splashbacks, wall mounted extractor canopy, inset sink and drainer, space for freestanding cooker and space for additional white goods, uPVC double glazed window to the courtyard outlook. Personnel door leads to courtyard and inner door leads to...

UTILITY ROOM / CLOAKROOM / W.C

5'8" x 5'7" (1.75 x 1.71)
A versatile room with dedicated pedestal wash hand basin and low flush w.c, wall mounted cupboard units, additional utility cupboards, space and plumbing for washing machine, wall mounted combination boiler.

FIRST FLOOR

LANDING

With uPVC double glazed window to rear, access is provided to two bedrooms and shower room, with fixed staircase access to the loft/second floor level.

BEDROOM ONE

13'11" x 10'9" (4.25 x 3.28)
With decorative fireplace, double glazed window to the front outlook, of an excellent size with space for freestanding bedroom furniture, dedicated storage cupboard.



BEDROOM TWO

9'6" x 5'10" (2.90 x 1.79)

With uPVC double glazed window to the rear outlook and of a generous size for a second bedroom.

SHOWER ROOM

4'10" x 7'8" (1.48 x 2.34)

Well appointed throughout with immaculate white sanitaryware incorporating pedestal wash hand basin with chrome tap furniture, low flush w.c, recessed shower tray with shower screen and wall mounted console, tiling to splashbacks.

SECOND FLOOR

LOFT ROOM / BEDROOM THREE

12'6" x 12'4" (3.83 x 3.78)

Having been converted over the years to create this additional bedroom space, with uPVC double glazed window to the rear outlook and of an excellent size, with storage provision also.

COURTYARD

A dedicated courtyard is accessed via a shared access with rear access gate, brick built storage area, hard landscaped throughout, boarded fencing to perimeter boundaries, being private and enclosed and benefiting from a West facing orientation.

AGENTS NOTE

The subject dwelling remains ideally suited for applicants looking for all the convenience a central Beverley location has to offer, with ready to move in accommodation and up to three bedrooms on three levels. With viewing available via the sole selling agent Staniford Grays.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'B'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 866304

E-mail: bevsales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@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.



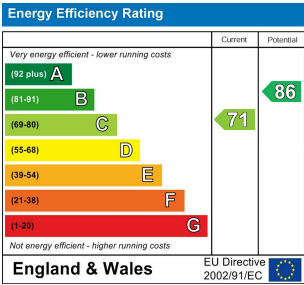
Floor Plans



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.