

**staniford**  
grays



39 Inglefield Close, Beverley, HU17 8XG

£289,950





# 39 Inglefield Close

Beverley, HU17 8XG

- DETACHED FAMILY HOME
- SCOPE FOR MODERNISATION
- GENEROUS REAR GARDEN
- THREE BEDROOMS
- OFF STREET PARKING
- GARAGE

This three bedroom detached property offers the ideal setting for family life. Situated just a short walk from Morrisons supermarket and a range of everyday amenities, you'll have shops, schools, and leisure facilities on your doorstep. Beverley town centre, with its historic market, boutique shopping and renowned dining, is only a few minutes' drive, with excellent road links via the A164 and A1079 connect you easily to Hull, York and beyond.

The property is ready for a new owner to put their own stamp on it, making it a fantastic opportunity for those who want to create a dream family home. The ground floor offers generous living space, including a welcoming lounge which is connected to a separate dining room which opens into a spacious conservatory overlooking the garden. A fitted kitchen and a cloakroom/WC complete the ground floor. Upstairs, you'll find three well proportioned bedrooms served by a family bathroom.

Outside, there's a driveway and single garage providing ample off street parking. The rear garden is a real highlight, generous in size and thoughtfully laid out with a walled patio, block paved seating area, lawn and charming features including a pond and pergola, perfect for family gatherings or quiet moments.

With its great location, scope for modernisation, and versatile living space, this property is a rare find for families wanting to settle in one of Beverley's most convenient and friendly neighbourhoods.

Get in touch to book your viewing today!



£289,950



## GROUND FLOOR

**ENTRANCE HALL** 15'9" x 3'4" (4.81m x 1.02m )  
UPVC double glazed front door with privacy glass panel, laminate wood floor, brushed chrome spotlights, understairs cupboard.

**CLOAKROOM/WC** 5'6" x 2'8" (1.70m x 0.83m )  
Wood door with chrome handles, vinyl floor, central ceiling light, uPVC double glazed privacy window to the front, vanity unit with wash hand basin and mixer tap, low flush WC, splashback mermaid board.

**LOUNGE** 15'9" x 10'8" (4.81m x 3.26m )  
Wood door with chrome handles, brass central ceiling light, uPVC double glazed window to the front, gas fire insert with traditional hearth and mantel.

**DINING ROOM** 9'6" x 8'2" (2.92m x 2.49m )  
French doors with glass panels, brass central ceiling lights, wooden serving hatch,

**CONSERVATORY** 12'2" x 9'7" (3.72m x 2.93m )  
Sliding uPVC patio doors, uPVC French doors to garden, fan lights, laminate floor, of uPVC and glass construction.

**KITCHEN** 9'4" x 6'6" 223'1" (2.87m x 2.68m )  
Wood door with chrome handles, vinyl floor, strip light, uPVC double glazed window to rear, a range of wall and base units, integrated four ring gas hob and electric oven, chrome extractor, stainless steel one half drainer sink with mixer tap and splashbacks.

## FIRST FLOOR

**STAIRCASE AND LANDING** 8'0" x 6'6" (2.45m x 1.99m )  
Chrome triple light fitting, uPVC double glazed window to side, wooden bannister with spindles, loft hatch.

**BATHROOM** 7'8" x 5'6" (2.34m x 1.68m )  
Wood door with chrome handles, vinyl floor, ceiling spotlights, uPVC double glazed privacy window to rear, towel radiator, low flush WC, vanity unit with wash basin and mixer tap, shower enclosure with mixer shower and mermaid board splashbacks, extractor fan.



**BEDROOM ONE** 10'2" x 9'6" (3.10m x 2.90m )  
Wood door with chrome handles, pendant light fitting, uPVC double glazed window to rear.

**BEDROOM TWO** 15'3" x 9'0" (4.66m x 2.76m )  
With chrome handles, pendant light fitting, uPVC double glazed window to front, fitted wardrobes.

**BEDROOM THREE** 9'3" x 8'3" (2.82m x 2.52m )  
Wood door with chrome handles, pendant light fitting, uPVC double glazed window to front, airing cupboard.

**EXTERIOR**  
To the front a concrete driveway with two flagged paths, lawn and a side wooden garden gate.  
To the rear a block paved patio area with a raised bed and pond. A raised flagged walled patio area with a lawn and wooden fence perimeter with mature borders.

**GARAGE** 16'10" x 8'1" (5.15m x 2.47m )  
Pedestrian door with privacy glass panel, power and light, plumbing for washing machine, roller door, boarded roof space with loft ladder.

**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**

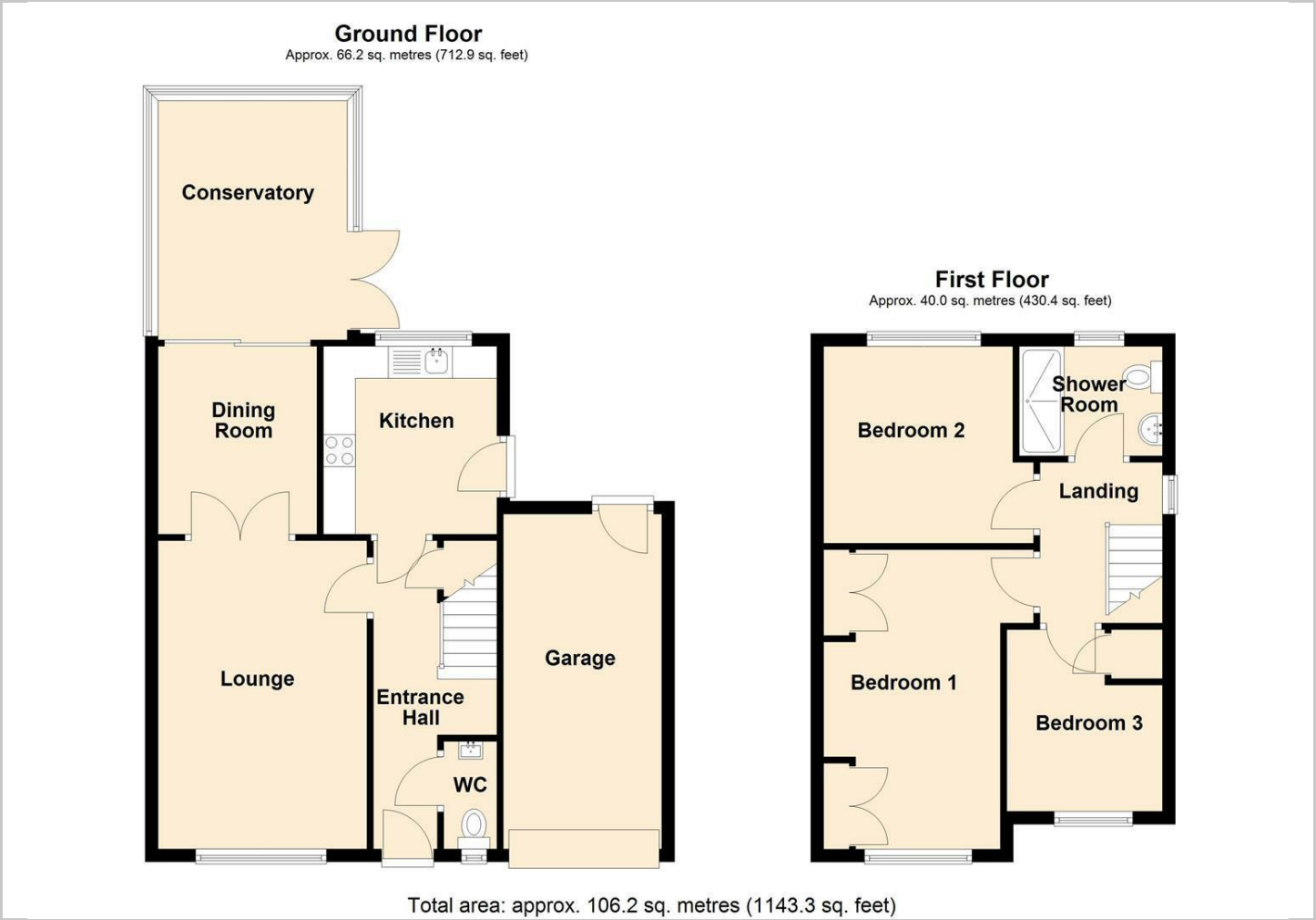
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal 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.

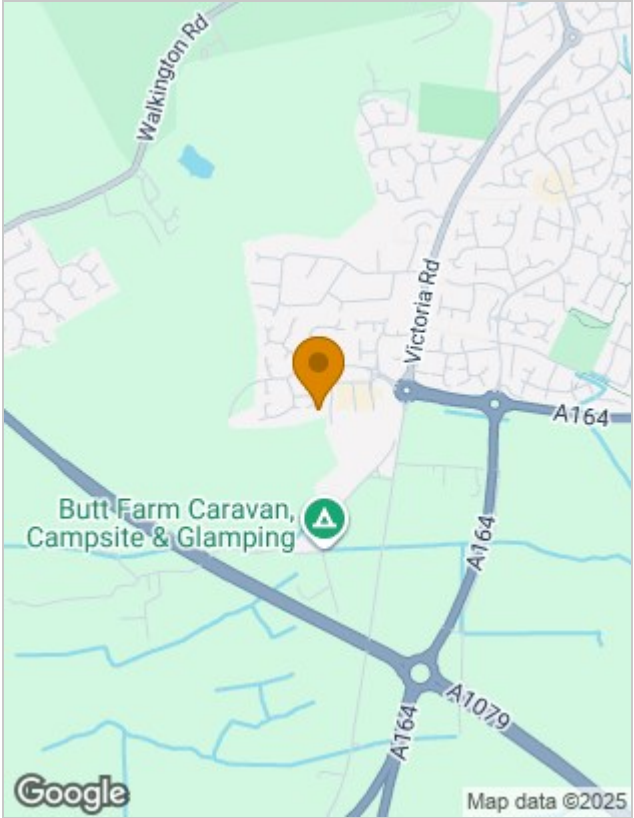




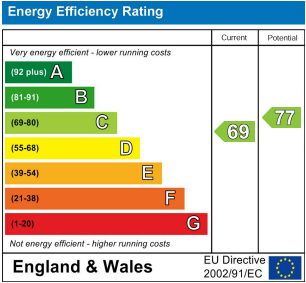
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office 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.