

staniford
grays



15 Pelham Close, Beverley, HU17 8PN

Offers In The Region Of £239,950





15 Pelham Close

Beverley, HU17 8PN

- THREE BEDROOM DETACHED FAMILY HOME
- CUL-DE-SAC POSITION
- GARAGE
- FANTASTIC OPPOTUNITY TO MODERISE HOME
- OFF STREET PARKING
- PRIVATE REAR GARDEN

Detached family home with huge potential, in a prime Beverley location.

Tucked away at the end of a peaceful cul-de-sac, this three bedroom detached home enjoys a wonderfully private setting just off Lincoln Way. Within easy reach of local shops, takeaways, park and a friendly neighbourhood bar, the property combines day to day convenience with the charm of a quiet residential enclave. Beverley's vibrant town centre, with its historic Minster, bustling markets, independent boutiques, and excellent restaurants, is only a short drive away, while the wide open spaces of Beverley Westwood provide a perfect escape for families, dog walkers, and outdoor enthusiasts.

Although well loved as a family home, this property now requires modernisation and offers the ideal opportunity to refurbish and add real value. The flexible layout gives a superb foundation to work from.

Ground Floor

A spacious lounge sits at the heart of the home, with both the kitchen and dining area adjoining. The dining room has sliding patio doors opening to the rear garden and double doors which connect to the lounge. A utility room and cloakroom/WC add practicality, while the integrated garage offers scope to further extend the living space if desired.

Upstairs you'll find two double bedrooms, and a single bedroom (perfect as a nursery or home office), and a family bathroom.



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ACCOMMODATION COMPRISES

ENTRANCE HALL 8'8" x 2'11" (2.66m x 0.89m)
uPVC double glazed entrance door with privacy glass panel, carpeted floor and a pendant light fitting.

CLOAKROOM/WC 5'3" x 2'11" (1.61m x 0.90)
Wooden door with brass handles, central ceiling light, carpeted floor, front aspect hard wood double glazed privacy window, low flush WC and a corner wash hand basin.

LOUNGE 13'2" x 12'11" (4.03m x 3.94m)
Wooden door with brass handles, carpeted floor, brass light fitting, front aspect hardwood double glazed window, fireplace with marble hearth and back with wooden surround and gas fire.

DINING ROOM 10'6" x 7'9" (3.22m x 2.38m)
Wooden double doors with brass handles, carpeted floor, brass light fitting and a uPVC sliding patio door to the rear garden.

KITCHEN 9'10" x 8'1" (3m x 2.48m)
Wooden door with brass handles, central ceiling light, carpeted floor, rear aspect hardwood double glazed window. One and a half bowl drainer sink with mixer tap, under stairs cupboard, splash back tiles, a range of wall and base units, a four ring gas hob and electric oven.

UTILITY ROOM 7'7" x 4'10" (2.33m x 1.48m)
Wooden door with brass handles, carpeted floor, central ceiling light, rear aspect hardwood double glazed window, hard wood double glazed rear door, plumbing for washing machine and dishwasher.

STAIRCASE AND LANDING 9'7" x 6'10" (2.94m x 2.10m)
Carpeted floor, pendant light fitting, side aspect hardwood double glazed window, wooden hand rail, loft hatch, wooden banister and spindles.

BEDROOM ONE 11'10" x 9'0" (3.62m x 2.76m)
Wooden door with brass handles, carpeted floor, pendant light fitting, rear aspect hardwood double glazed window.



BEDROOM TWO

11'6" x 8'5" (3.52m x 2.57m)

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

BEDROOM THREE

7'10" x 7'6" (2.40m x 2.30m)

Wooden door with brass handles, carpeted floor, pendant light fitting, front aspect hardwood double glazed window and an airing cupboard.

BATHROOM

6'10" x 5'7" (2.09m x 1.71m)

Wooden door with brass handles, carpeted floor, rear aspect hardwood double glazed window, low flush WC, pedestal wash hand basin, panelled bath with mixer shower over, extractor fan and half splash back tiling.

GARAGE

16'5" x 7'9" (5.02m x 2.38m)

With manual up and over door, pendant light fitting, loft hatch and power.

EXTERIOR

To the front a concrete driveway with lawned area and hedge perimeter. To the rear a flagged patio area and side path with lawned garden and wooden bin store. A gravel side area with mature hedge and fence surround.

COUNCIL TAX:

We understand the current Council Tax Band to be C

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



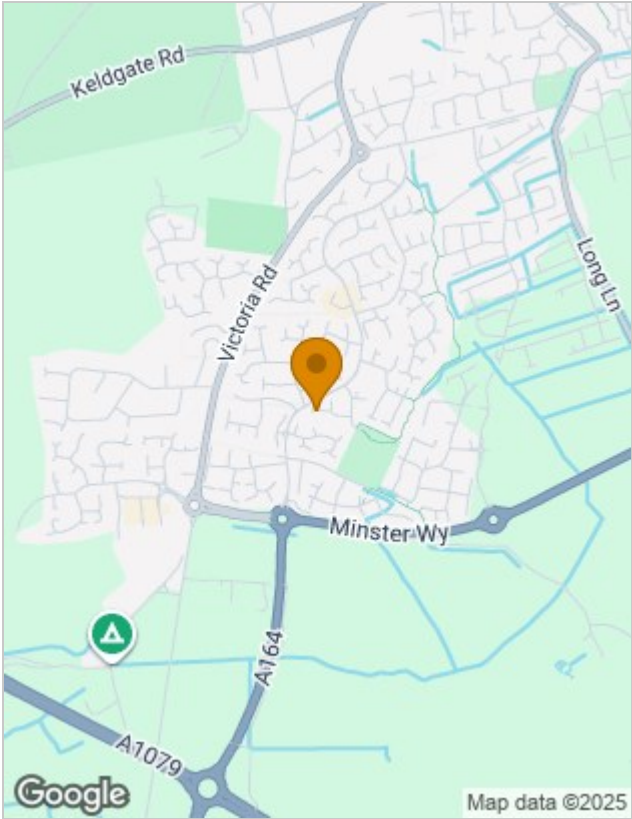
Viewing

Please contact our Beverley Office 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.

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Location Map



Energy Performance Graph

