



Tempsford, 4 St Martin's Court, Lairgate, Beverley HU17
£280,000

- Fully refurbished
- Stunning open plan living/dining kitchen
- Town centre position
- 2 parking spaces
- Small cul-de-sac location
- Easy to maintain garden
- 2 double bedrooms
- First floor bathroom
- EPC: D

An attractive two bedroom townhouse situated in a superb and small cul-de-sac position on the South side of the centre of town convenient for the amenities. Having undergone a recent full refurbishment, the property benefits from a fabulous open plan living/dining kitchen to the ground floor with two double bedrooms and a four piece house bathroom to the first floor.

Benefitting from two parking spaces and an easy to maintain garden, viewing is highly recommended.

LOCATION

The property is in a superb position located at the head of a small cul-de-sac on St Martin's Court, which is accessed off the South side of Lairgate close to its junction with Keldgate. This attractive position provides very easy access to the amenities of Beverley including Marks & Spencer, Flemingate shops and the Sports Centre all approximately 0.4 mile away, and the Minster.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

15' x 6'5" (4.57m x 1.96m)

A wide and welcoming entrance hall having a modern uPVC front door with glass panel and further window to one side, attractive engineered oak flooring, stairs to the first floor accommodation with stair runner carpet and cupboard under the stairs.

W.C.

6'8" x 2'10" (2.03m x 0.86m)

Two piece sanitary suite comprising pedestal hand wash basin, low level w.c. and a continuation of the engineered oak flooring.

OPEN PLAN LIVING/DINING KITCHEN

26'10" maximum x 14'7" (8.18m maximum x 4.45m)

Of an L-shape, this superb space has a kitchen to the front with attractive blue fronted units and laminate work surfaces, tiled splashbacks, composite sink and drainer, ceramic hob, integrated oven, space and plumbing for a washing machine and upright fridge freezer, engineered oak flooring, breakfast bar and opening into the living room with patio doors onto the garden with a window to one side.

FIRST FLOOR

LANDING

BEDROOM 1

14'10" x 9'4" (4.52m x 2.84m)

A large double bedroom having built-in wardrobes with sliding fronts and window to the rear elevation.

BEDROOM 2

11'5" x 9'5" (3.48m x 2.87m)

Built-in wardrobes with sliding fronts and two windows to the front elevation.

BATHROOM

11'4" x 4'10" (3.45m x 1.47m)

Four piece sanitary suite comprising panelled bath, close coupled w.c., corner shower enclosure, vanity hand wash basin, partially tiled walls and window to the rear elevation.

OUTSIDE

The property is set back from the head of the cu-de-sac with a paved area to the front and a brick store attached. Adjacent to the front of the property are the two tandem parking spaces.

The rear garden is hard landscaped for ease of maintenance with the patio doors from the living room opening out onto a stoned garden with an area of raised decking to the rear. With a fenced and hedged perimeter which offer a good level of privacy, there is exterior access down the side of the property.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a newly fitted gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

COUNCIL TAX

The Council Tax Band for this property is Band C.

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix C0021