



36 Ferguson Road, Walkington, Beverley, East Yorkshire, HU17

- Four Bedroom Detached House
- Recently Freshened Up Internal Décor
- Entrance Hall with Stairs off and Cloakroom WC
- Kitchen with space for Appliances
- Parking with access to Garage
- Offered For Sale with No Forward Chain
- Pleasant Village Location
- Lounge with doors to Dining Room
- First Floor Landing with Four Bedrooms and Bathroom
- Rear Garden Area

Offers In The Region Of £285,000



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36 Ferguson Road, Walkington, Beverley, East Yorkshire, HU17

Four bedroom detached family house, offered for sale with No Forward Chain. Having had a recent scheme of freshening up to the internal décor, this super home comprises:- Entrance hall, cloakroom/WC, lounge, dining room, kitchen, first floor with four bedrooms and a family bathroom. On the outside, there is off road parking to the front and side. Semi detached single garage and enclosed rear garden area. Gas fired central heating system and house double glazing. Viewing via Leonards please.

Location

The property is located centrally within the popular village of Walkington situated towards the foot of a cul-de-sac known as Ferguson Road which is approached from All Hallows Road which connects to East End within the village. Walkington offers a reasonable range of local services and facilities which includes local shop, three public houses, infants and junior school being convenient for the nearby market town of Beverley and motorway connections to the A63/M62 at North Cave.

Entrance Hall

Main side entrance door provides access into the property. Stairs lead off to the first floor accommodation, radiator and access into the ground floor rooms off.

Cloakroom WC

Suite of wash hand basin and WC. Window to the front elevation, part tiled walls and electric towel rail heater.

Lounge

11'11" x 16'7" (3.651m x 5.057m)

Window to the front elevation, radiator and fire surround. Doors into:

Dining Room

9'4" x 10'4" (2.858m x 3.169m)

French doors to the rear, window to the side elevation and radiator.

Kitchen

8'9" x 10'5" (2.686m x 3.188m)

Fitted with a range of base cupboards and drawers with wall cupboards over, work surfaces with single drainer sink unit. Space for appliances, radiator, windows to the side and rear elevations with rear entrance door.

First Floor Landing

Access to roof void, window to the side elevation and cupboard.

Bedroom One

12'0" x 9'10" (3.670m x 3.001m)

Window to the front elevation and radiator.

Bedroom Two

9'8" x 10'8" (2.953m x 3.265m)

Window to the rear elevation and radiator.

Bedroom Three

6'2" x 9'10" (1.890m x 3.006m)

Window to the front elevation and radiator,

Bedroom Four

8'7" x 6'8" (2.632m x 2.045m)

Window to the rear elevation and radiator.

Bathroom

8'9" x 6'1" (2.688m x 1.869m)

Four piece suite of step in spa type bath (not tested), shower cubicle, wash hand basin and WC. Tiling to the walls, window to the side elevation and towel rail type radiator.



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Outside

Brick set forecourt parking to frontage with side drive leading to semi-detached garage with up and over door including power and light. The rear has a paved area to the rear of the property with stoned area beyond.

Energy Performance Certificate

The current energy rating on the property is C (71).

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band D for Council Tax purposes. Local Authority Reference Number WAL036036000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Services

The mains services of water, gas and electric are connected. Prospective occupants are advised to check the Ofcom website for mobile/broadband coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

The tenure of this property is Freehold.

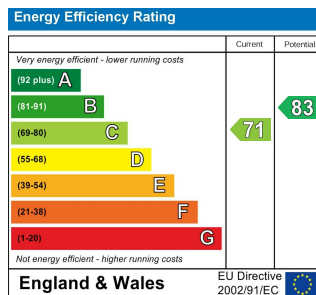
Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.





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