



Hamilton Walk, Beverley HU17 0FW

welcome to

Hamilton Walk, Beverley

Fantastic opportunity to purchase a three bedroom town house situated in the heart of Flemingate. Having two bathrooms, open plan Kitchen/ Dining Area, Garden and two car parking spaces.



Situated in the heart of Flemingate where you have all your amenities at hand including shops, eateries, cinema and train station. The three bedroom town house is not to be missed with the accommodation comprising of Entrance Hall, Cloakroom with w/c. Open plan Kitchen with dining/ Living area. Lounge to the first floor, Bedroom and Bathroom. Two further Bedrooms to the second floor and Bathroom. Rear enclosed Garden and two car parking spaces.

Entrance Hall

With double glazed door leading into the hall. Wood grain effect flooring, radiator and staircase leading to the first floor.

Cloakroom

Comprising of wash hand basin, w/c, gas central heating boiler, wood grain effect flooring, radiator and double glazed window to the front.

Kitchen

12' 6" x 8' 9" (3.81m x 2.67m)

Comprising of a range of wall and base units incorporating 1 1/2 bowl stainless steel sink, electric oven, gas hob, extractor fan above and stainless steel splashback, larder cupboard and plumbing for a washing machine. Open plan to the dining / sitting area.

Dining Area

12' 7" x 8' 4" (3.84m x 2.54m)

With understairs cupboard, wood grain effect flooring, radiator and French doors leading out to the rear garden.

First Floor Accommodation

With radiator and staircase leading to the second floor.

Lounge

12' 7" x 10' 9" (3.84m x 3.28m)

With double glazed windows to the front of the property and a radiator.

Bathroom

Comprising of a modern three piece suite with wash hand basin, w/c and side panelled bath with shower over, radiator and tiling to the walls.

Bedroom Two

12' 7" x 9' 2" (3.84m x 2.79m)

With radiator and double glazed window to the rear.

Second Floor Accommodation

Bedroom One

8' 9" x 12' 8" (2.67m x 3.86m)

With two radiators, double glazed window to the front of the property and storage cupboard.

Bedroom Three

10' 5" x 6' 1" (3.17m x 1.85m)

With radiator, Velux windows to the rear of the property and sloping ceilings.

Bathroom

Comprising of a three piece suite including; wash hand basin, w/c and side panelled bath. Radiator, Velux window to the rear of the property and sloping ceilings.

Front of Property

To the front of the property there is a small paved path with wrought fencing on the perimeter .

Rear Garden

The rear garden benefits from patio area and artificial grass beyond with flower bed to the side. Fencing to the perimeter and gate leading to the rear parking spaces.

Parking

Parking spaces for two vehicles.

Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an associate of an employee of the Connells Group



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welcome to

Hamilton Walk, Beverley

- Fantastic position close to all shops and eateries.
- Three bedrooms and two Bathrooms.
- Kitchen with dining area.
- Rear Garden.
- Two car parking spaces.

Tenure: Freehold EPC Rating: C

offers in excess of

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BEV105635 - 0009

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