

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" ($3.84m \times 2.54m$) 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" ($3.84m \times 3.28m$) 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

 $8' 9" \times 12' 8" (2.67m \times 3.86m)$ With two radiators, double glazed window to the front of the property and storage cupboard.

Bedroom Three

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





welcome to

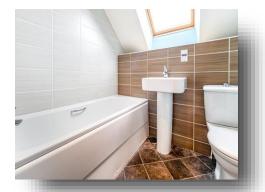
Hamilton Walk, Beverley

- Fantastic position close to all shops and eateries.
- Three bedrooms and two Bathrooms.
- Kitchen with dining area.
- Rear Garden.
- Two car parking spaces. ٠

Tenure: Freehold EPC Rating: C

offers in excess of

£250,000



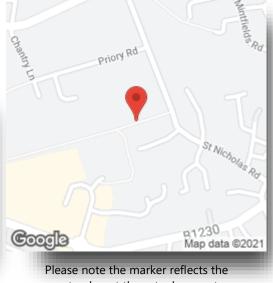


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Property Ref: BEV105635 - 0009 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





postcode not the actual property

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