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grays



15 Hamilton Walk, Beverley, HU17 0FW

Offers Over £260,000





15 Hamilton Walk

Beverley, HU17 0FW

- POSITIONED WITHIN FLEMINGATE
- ONLY A FEW MINUTES WALK TO BEVERLEY TRAIN STATION
- LOW MAINTENANCE GARDEN
- UNIQUE LOCATION
- VACANT ON POSSESSION
- ONLY SECONDS WALK AWAY FROM LEISURE AND RETAIL OUTLETS
- TWO PRIVATE PARKING SPACES
- REFURBISHED IN 2022
- HOT WATER SOLAR PANELS
- NO ONWARD CHAIN

Superbly positioned within the Flemingate development in Beverley, this three bedroom semi-detached home sits just seconds from an excellent range of leisure and retail facilities.

Close to the restaurants, Beverley College, Parkway Cinema, Beverley Railway station, Beverley Minster, Beverley Leisure Centre, Premier Inn and Multi-Story Car Park, an Evri Parcel Shop, and an ATM cash machine, Dunelm and Yorkshire Trading Company are the nearest shops. Beverley Town Centre just 10 minutes walk away.

A welcoming entrance hall leads through to a bright lounge diner, which opens via a rear porch onto the low maintenance garden, ideal for those summer evenings. Upstairs offers two double bedrooms, along with a third bedroom currently configured as a study, equally suited to use as a nursery, ideal for growing families or those needing flexible home working space.

Specification & Recent Improvements

The property has been thoroughly cared for and upgraded, including:

A full REFURBISHMENT in 2022, including new carpets and complete decoration throughout, plus a full service of the heating system. A solar hot water heating system, forced draft ventilation system with air-to-air heat recovery. Solar heating system serviced since new.

Outside the property benefits from TWO PRIVATE OFF STREET PARKING SPACES, an excellent feature for this central location, along with a low maintenance garden.



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ACCOMMODATION COMPRISES

ENTRANCE HALL 12'7" x 3'7" (widest and longest) (3.86m x 1.10m (widest and longest)) Composite entrance door with fanlight, vinyl floor and two pendant light fittings.

LOUNGE DINER 15'10" x 13'5" (4.83m x 4.10) Wooden door with chrome handles, uPVC rear door to porch, laminate flooring, two pendant light fittings, two uPVC double glazed windows and an understairs cupboard.

REAR PORCH 5'7" x 4'1" (1.71m x 1.25m) uPVC door to rear garden, tiled floor, uPVC double glazed windows. Provides a place to deposit outdoor foot wear and heavy coats. It is illuminated and this light comes on as a person approaches.

KITCHEN 11'11" x 8'8" (3.65m x 2.65m) Wooden door with chrome handles, vinyl floor, ceiling spotlights, uPVC double glazed window, one and a half bowl drainer sink with mixer tap, integrated four ring gas hob, electric oven, extractor fan, stainless steel splash back, integrated dishwasher, washing machine and fridge freezer.

CLOAK ROOM/WC 6'9" x 5'2" (2.06m x 1.58m) Wooden door with chrome handles, vinyl floor, pendant light fitting, uPVC privacy window, pedestal wash hand basin and low flush WC.

STAIRCASE AND LANDING 11'6" x 6'10" (3.52m x 2.09m) With a carpeted floor, wooden banister with spindles, loft hatch and an airing cupboard.

BATHROOM 6'9" x 6'3" (2.06m x 1.92m) Wooden door with chrome handles, vinyl floor, ceiling spotlights, uPVC double glazed privacy window, bath with mixer shower, extractor fan, pedestal wash hand basin with mixer tap, splash back tiling and a low flush WC.

BEDROOM ONE 14'11" x 8'7" (4.57m x 2.64m) Wooden door with chrome handles, carpeted floor, two uPVC double glazed windows and a pendant light fitting.



BEDROOM TWO

14'6" x 8'8" (4.44m x 2.66m)

Wooden door with chrome handles, carpeted flooring, pendant light fitting and a uPVC double glazed window.

BEDROOM THREE

11'2" x 6'10" (3.42m x 2.09m)

Wooden door with chrome handles, carpeted flooring, pendant light fitting and a uPVC double glazed window.

EXTERIOR

To the front a flagged path layed to gravel with wooden and metal fence surround. To the rear a gravel garden with flagged patio and path, wooden fence surround and gate. Two designated parking spaces and gravel border.

AGENTS NOTE

Annual site management fee of £230.00 split into two payments every six months.

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 :

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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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.

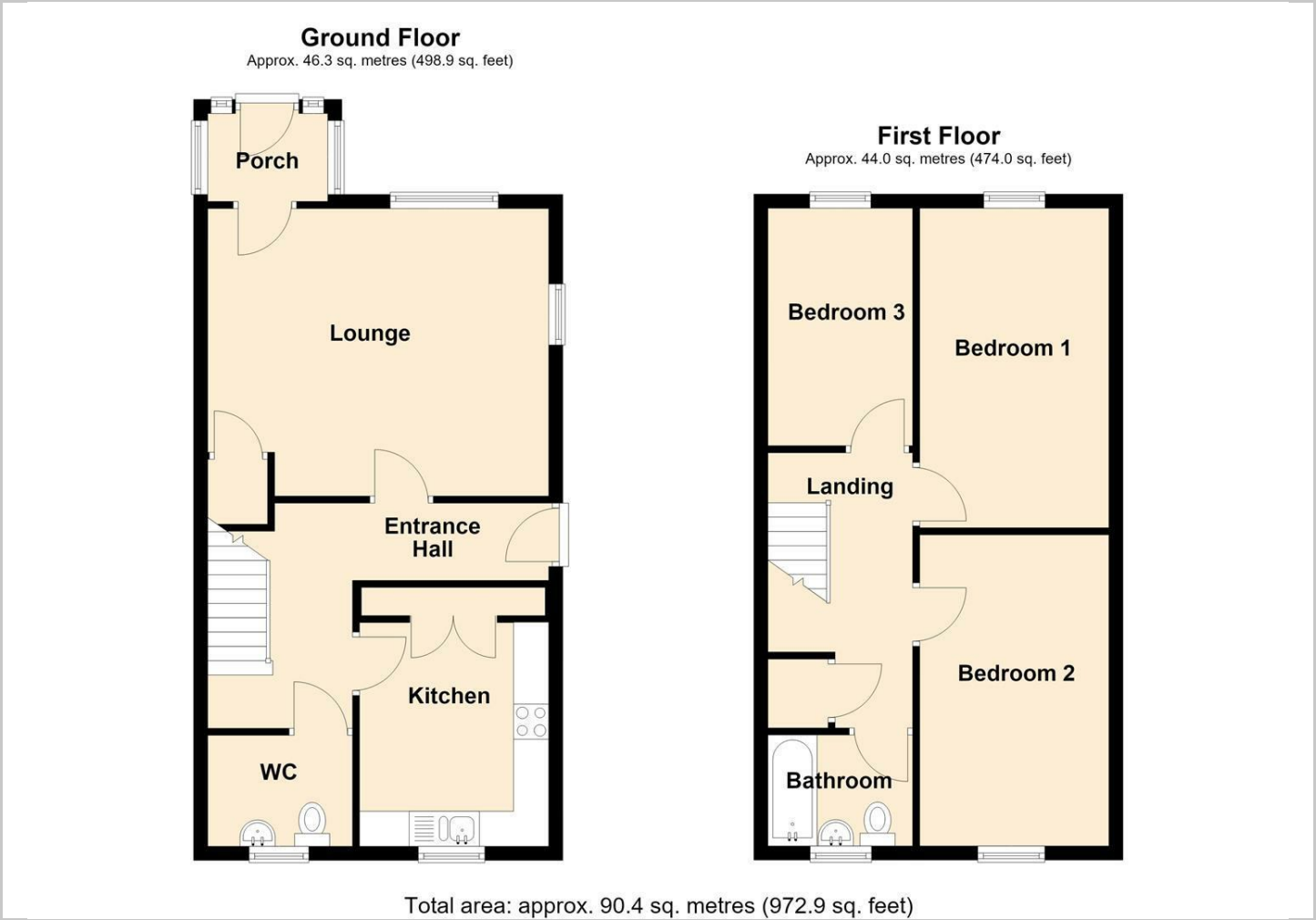
MISREPRESENTATION ACT 1967

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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

