51 Holme Church Lane, BEVERLEY, HU17 0QP

£158,000

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# 51 Holme Church Lane

## BEVERLEY, HU17 0QP

£158,000

- TWO BEDROOMS
- WELL MAINTAINED
- TWO RECEPTION ROOMS & LOFT ROOM
- NO CHAIN
- IDEAL LOCATION
- PRIVATE REAR GARDEN
- CLOSE TO FLEMINGATE RETAIL DEVELOPMENT

A charming and homely traditional two bedroomed mid terraced home positioned close to Flemingate leisure and shopping centre with excellent access to the A1174 to Hull. The property retains a number of original features together with two reception rooms, a galley kitchen, bathroom and two double bedrooms. Loft room. A rear yard leads to a lawned garden with a plum tree.

Parking is available through the local authority on a permit basis.

**ACCOMMODATION COMPRISES**

**ENTRANCE HALL** 11'4" x 2'7" (3.47m x 0.81m )
uPVC double glazed front door with privacy glass panel and fan light, vinyl floor and a three bulb pendant light fitting.

**LOUNGE** 12'2" x 9'0" (3.71m x 2.76m )
Wood door with brass handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window, electric fire with marble back, hearth and mantle piece.

**DINING ROOM** 11'10" x 10'11" (3.62m x 3.35m )
Wood door with brass handles, vinyl floor, pendant light fitting, uPVC rear aspect window and an understairs cupboard.

**KITCHEN** 8'10" x 6'0" (2.71m x 1.85m )
Four chrome spotlights, uPVC double glazed side aspect window, splashback tiles, stainless steel drainer sink, plumbing for a washing machine, electric cooker and a range of wall and base units.

**REAR PORCH** 6'0" x 2'9" (1.83m x 0.85m )
uPVC double glazed privacy glass panelled door and a vinyl floor.

**BATHROOM** 6'4" x 6'0" (1.95m x 1.85m )
Wooden door with brass handles, vinyl floor, central ceiling light, side aspect uPVC privacy glass window, pedestal wash hand basin, bath with wood panel and an electric shower over, splash back tiles and a low flush WC.

**STAIRS AND LANDING** 9'5" x 5'4" (2.88m x 1.64m )
Carpeted floor, three bulb pendant light fitting, wooden handrail with wooden banister and spindles and a wood panelled wall.

**BEDROOM ONE** 12'4" x 10'2" (3.78m x 3.11m )
Wood door with brass handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and an understairs cupboard.

**BEDROOM TWO** 11'11" x 9'6" (3.65m x 2.92m )
Wood door with brass handles, carpeted floor and a rear aspect uPVC double glazed window.

**LOFT ROOM** 11'8" x 10'11" (3.58m x 3.34m )
Second staircase with a carpeted floor, wooden banister with spindles, a pendant light fitting and two rear aspect skylight windows.

**EXTERIOR**
To the front a brick wall perimeter with concrete path to front door. To the rear, a yard leading to rear lawned garden, with gate, flagged stepping stone path and fenced surround.

**COUNCIL TAX:**
We understand the current Council Tax Band to be A

**SERVICES :**
Mains water, gas, electricity and drainage are connected.

**TENURE :**
We understand the Tenure of the property to be Freehold.

**MORTGAGE CLAUSE :**
Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

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

**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.

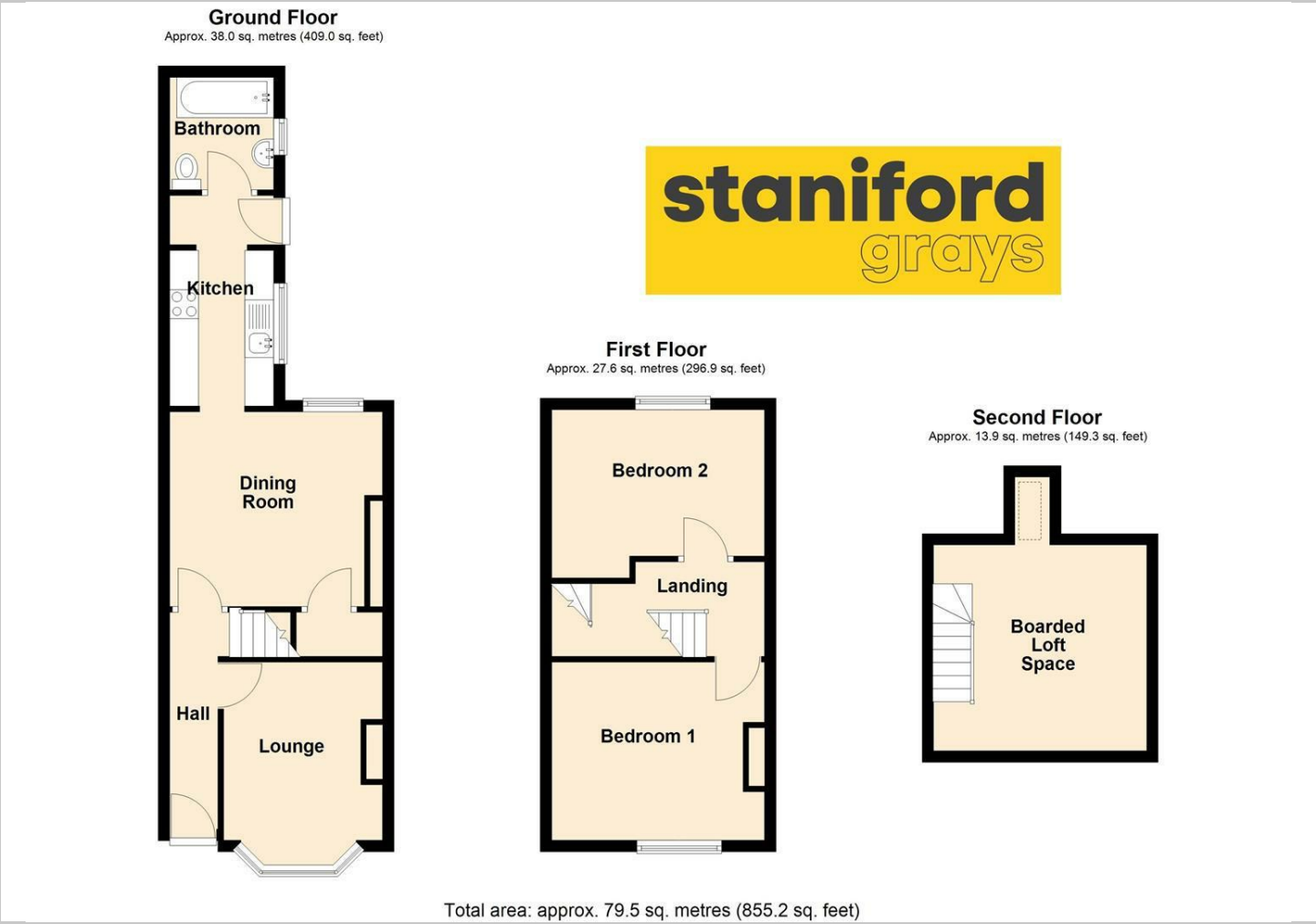
The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

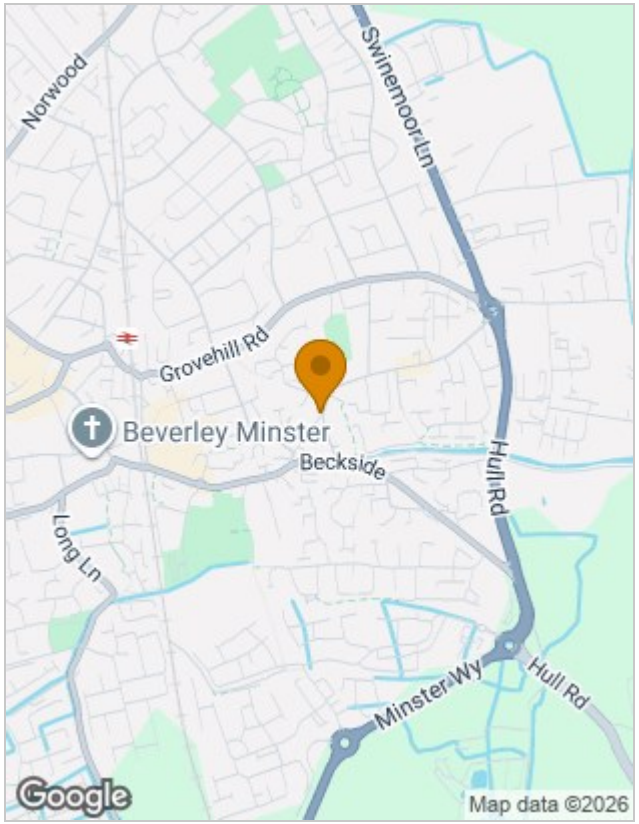
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

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.

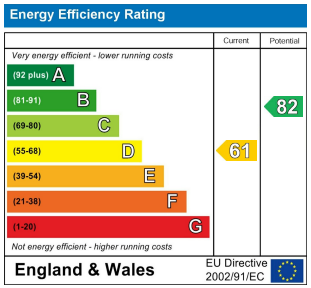
## Floor Plans




## Location Map




## Energy Performance Graph




## 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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