



17 St. Pauls Way, Tickton, Beverley, HU17 9RW

£190,000







# 17 St. Pauls Way

Beverley, HU17 9RW

- OFF STREET PARKING FOR MULTIPLE VEHICLES
- QUIET VILLAGE LOCATION
- TWO WELL PROPORTIONED BEDROOMS
- GARAGE
- LOW MAINTENANCE GARDEN
- SOLAR PANELS

Two Bedroom semi detached bungalow in a quiet village location.

Set within the sought after village of Tickton, this attractive two bedroom semi-detached bungalow on St Paul's Way is perfectly suited to those looking to downsize without compromise. Quietly positioned and easy to live in, it offers a relaxed village lifestyle with everything you need close at hand.

The welcoming reception room is light and comfortable, ideal for unwinding, reading, or hosting visiting family and friends. The well balanced layout flows effortlessly, with two well proportioned bedrooms and a neatly appointed bathroom and kitchen all arranged on one level for ease and practicality.

Tickton is a popular and friendly village, known for its peaceful atmosphere and strong sense of community. Local amenities include a village shop, post office, pub, a well regarded primary school and a Church. For nature lovers, the nearby countryside and riverside walks provide plenty of opportunities to enjoy the outdoors.

The historic market town of Beverley is just a short drive away, offering a wide choice of shops, cafés, restaurants and amenities, along with excellent transport links.

A lovely, manageable home in a quiet village setting, this bungalow is ideal for those seeking a slower pace of life while remaining well connected. A superb opportunity to enjoy comfortable, low-maintenance living in one of East Yorkshire's most appealing villages.

Get in touch and book your viewing today!



£190,000



## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 10'8" x 8'0" (3.27m x 2.46m )  
uPVC entrance door with privacy glass panel, laminate floor, two ceiling lights, loft hatch and a storage cupboard.

**KITCHEN** 9'6" x 7'8" (2.92m x 2.34m )  
Luxury vinyl floor, strip light, front aspect uPVC double glazed window, a range of wall and base units, stainless steel drainer sink with mixer tap, splash back tiling, integrated four ring electric hob, oven and extractor fan.

**LOUNGE** 15'10" x 10'3" (4.83m x 3.13m )  
Wooden door with chrome handles, carpeted floor, two pendant light fittings and a front aspect uPVC double glazed window.

**BATHROOM** 6'3" x 5'3" (1.91m x 1.61m )  
Wooden door with chrome handles, vinyl floor, central; ceiling lights, side aspect uPVC double glazed window, chrome towel radiator, low flush WC, pedestal wash hand basin and a shower cubicle with electric shower.

**BEDROOM ONE** 12'10" x 9'4" (3.92m x 2.86m )  
Wooden door with chrome handles, carpeted floor, rear aspect uPVC double glazed window, central ceiling light and fitted wardrobes.

**BEDROOM TWO** 8'8" x 7'9" (2.66m x 2.38m )  
Wooden door with chrome handles, carpeted floor, central ceiling light and a rear aspect uPVC double glazed window.

**GARAGE** 17'10" x 10'2" (5.45m x 3.10m )  
With manual up and over door, power and light.



#### **EXTERNAL**

To the front a concrete driveway with wooden gate and gravel front garden with shrub borders. To the rear gravel borders with shrubs, rockery, wooden fence surround and decked area with synthetic grass.

#### **COUNCIL TAX:**

We understand the current Council Tax Band to be B

#### **SERVICES :**

Mains water, gas, electricity and drainage are connected.

#### **TENURE :**

We understand the Tenure of the property to be Freehold.

#### **MORTGAGE CLAUSE :**

Stanford 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@stanfords.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.

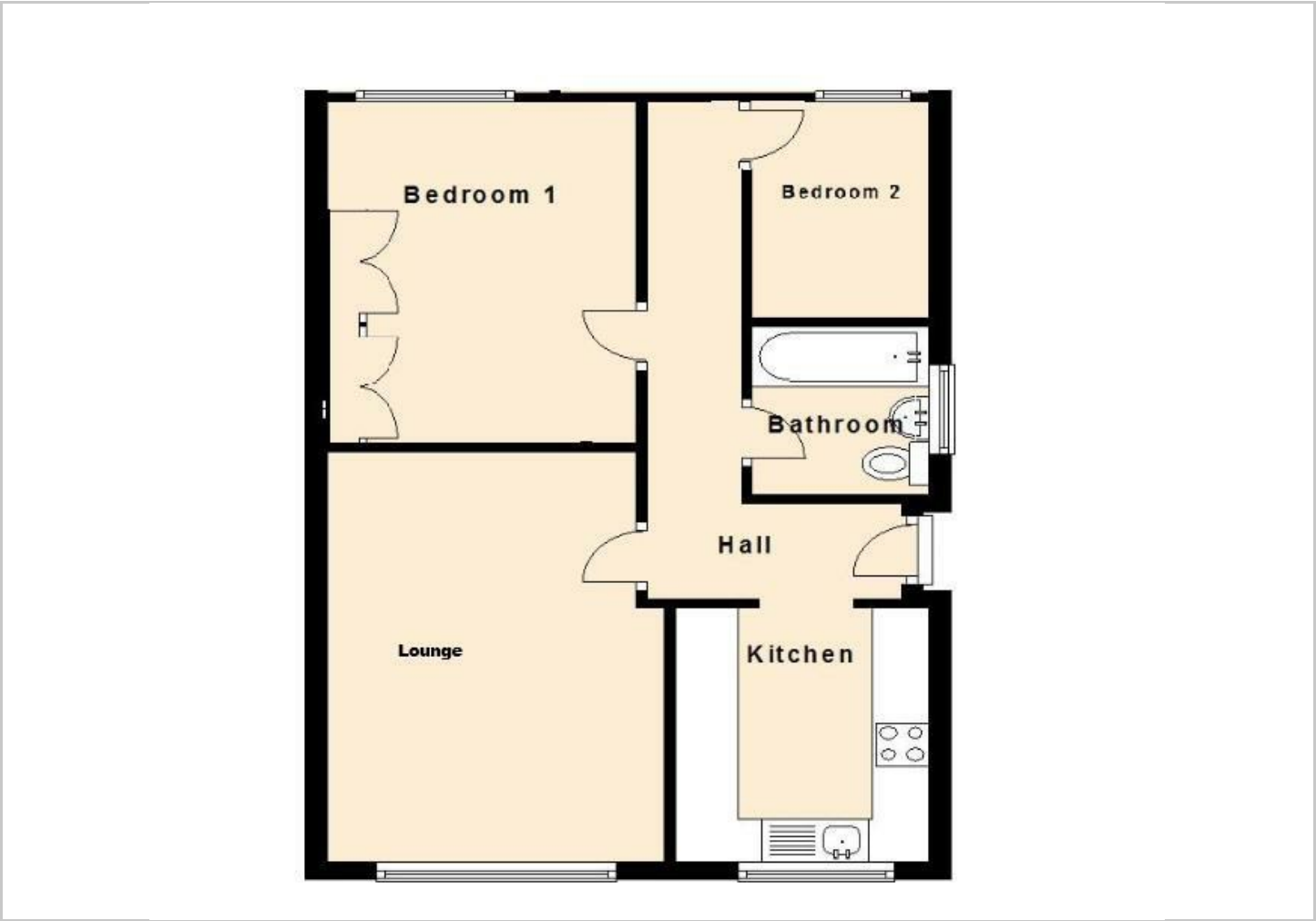
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.







Floor Plans



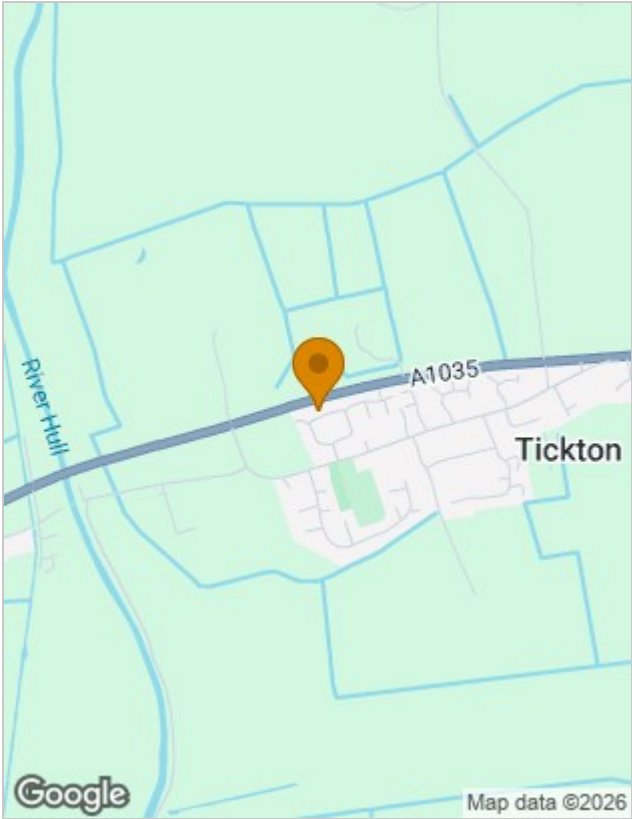
Viewing

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.

18 North Bar Within, Beverley, East Riding of Yorkshire,  
Tel: 01482 866304 Email: bevsales@stanifords.com

Location Map



Energy Performance Graph

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 | 92      | 95                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |