

staniford grays



3 Hamilton Court, Wilbert Grove, BEVERLEY, HU17 0DA

£169,950

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3 Hamilton Court

BEVERLEY, HU17 0DA

- SPACIOUS PURPOSE BUILT APARTMENT
- TWO DOUBLE BEDROOMS
- GAS CENTRLLY HEATED
- LIGHT AND AIRY LOUNGE
- FIRST FLOOR POSITION
- FITTED KITCHEN

A perfectly positioned, spacious two bedroom apartment.

Perfectly placed for anyone looking to enjoy Beverley on foot, this spacious first floor two bedroom apartment sits directly opposite Beverley train station and is just moments from the popular Flemingate development and Wednesday Market. Whether you're commuting, investing, or looking to simplify life with everything close by, the location is a real standout.

Inside, the apartment offers generous room sizes throughout. The bright lounge sits just off the kitchen, creating an easy, practical layout. Two well proportioned bedrooms are served by a centrally positioned bathroom, making the space ideal for sharers, couples, visiting family, or tenants. The property is conveniently offered with no onward chain

Beverley itself is one of East Yorkshire's most sought after market towns, known for its historic charm, bustling Saturday market and impressive Minster. You've got a brilliant mix of independent shops, cafés and high street names, plus bars and restaurants at Flemingate. The Westwood pastures are close by too, offering open green space for walking, running or simply unwinding.

Transport links are excellent: trains to Hull, Bridlington and beyond, bus connections across the region and easy road access to York, the M62, and the coast. For first time buyers wanting convenience, investors seeking a reliable rental location, or downsizers looking for low maintenance living with everything at the doorstep, 3



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ACCOMMODATION COMPRISES

ENTRANCE HALL 11'8" x 3'10" (3.58m x 1.17m)
Wooden entrance door with chrome handles, carpeted floor, ceiling spotlights and a rear aspect uPVC double glazed window.

BEDROOM ONE 18'1" x 10'4" (5.53m x 3.16m)
Wood door with chrome handles, ceiling spotlights, carpeted floor and two rear aspect uPVC double glazed windows.

BEDROOM TWO 11'5" x 8'3" (3.48m x 2.52m)
Wood door with chrome handles, carpeted floor, ceiling spotlights and a front aspect uPVC double glazed windows.

BATHROOM 6'3" x 5'7" (1.93m x 1.71m)
Wood door with chrome handles, ceiling spotlights, tiled floor, rear aspect uPVC double glazed window, low flush WC, pedestal wash hand basin with mixer tap, bath with mixer tap and shower with splash back tiles, extractor fan and a wall mounted vanity unit.

KITCHEN 9'7" x 9'6" (2.94m x 2.92m)
Wood door with chrome handles, ceiling spotlights, front aspect uPVC double glazed window, integrated four ring electric hob and oven and stainless steel drainer sink. Extractor fan, plumbing for a washing machine, under counter space for a fridge and a range of wall and base units.

LOUNGE 15'7" x 15'7" (4.75m x 4.75m)
Carpeted floor, ceiling spotlights, one front aspect uPVC double glazed window and two rear aspect uPVC double glazed windows.



EXTERIOR

Access from Wilbert Grove at the front of the building into a communal hallway and staircase.

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 Leasehold, with a 999 year lease. The Quarterly service is £215.00 and there is no ground rent

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



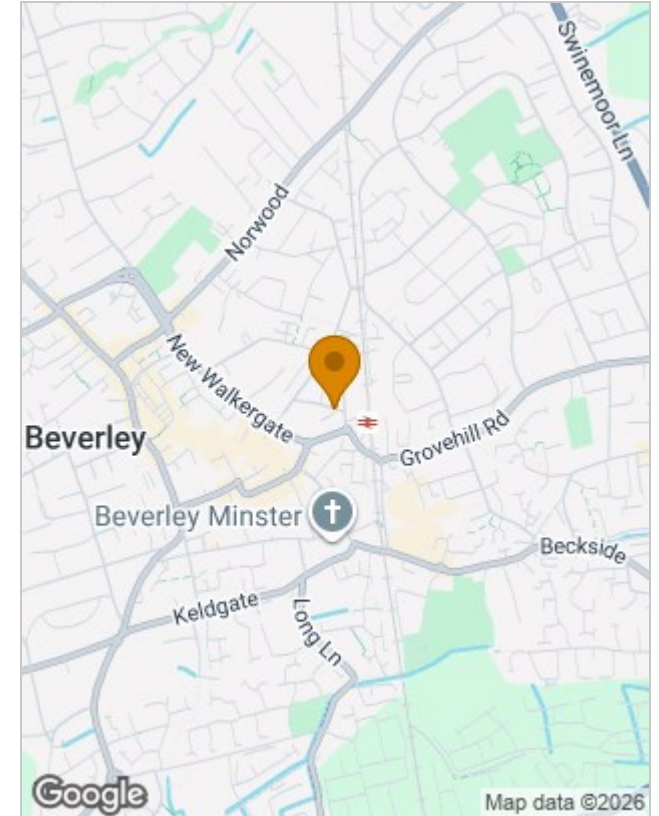
Viewing

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.

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Location Map



Energy Performance Graph

