staniford grays

15 Figham Road, Beverley, HU17 0PH

£319,950

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- MODERN DETACHED TOWNHOUSE HOME
- OVER 1400 SQUARE FEET OF LIVING SPACE
- WALKING DISTANCE TO TOWN CENTRE
- SECLUDED REAR GARDEN
- VIEWING ADVISED
- DECEPTIVELY SPACIOUS
- 4 DOUBLE BEDROOMS
- DRIVEWAY PARKING
- VERSATILE LAYOUT
- 2 BATHROOMS + W.C.

DETACHED TOWNHOUSE WITH 4 DOUBLE BEDROOMS - ALL WITHIN WALKING DISTANCE OF THE HISTORIC TOWN CENTRE OF BEVERLEY.

Offering over 1400 square feet of living space being arranged over 3 floor levels and invited for inspection is this well presented and deceptively spacious family home.

Suitable for a range of purchaser profiles including families looking for flexibility but equally purchasers looking to take advantage of the discreet and convenient setting. The vendors have created a modern family home given the improvements made over recent years.

The arrangement of accommodation to the ground floor comprises, Entrance Hallway, Cloakroom W.C, Utility Room, Dining Kitchen and open plan reception Lounge. To the first floor a landing provides access to a Principal Bedroom with Wet Room and further Double Bedroom. To the second floor 2 further generous Bedrooms feature. Ideal for applicants looking for Bedrooms split over two floor levels.

Externally a double driveway offers parking with private and low maintenance gardens being enclosed throughout.

Given the quality of home on offer and ready to move in condition, Figham Road comes highly advised for further internal inspection.

GROUND FLOOR

ENTRANCE HALLWAY
A welcoming entrance to this deceptively spacious family home, accessed via decorative double glazed entrance door, laminate to floor coverings, staircase approach to first floor level, access provided to ground floor reception spaces.

CLOAKROOM / W.C
With uPVC double glazed window to side, pedestal wash hand basin, tiling to splashback, low flush w.c, laminate to floorcoverings.

RECEPTION LOUNGE 13'9" x 11'0" (4.21 x 3.37)
Used currently as the formal reception space, with uPVC double glazed window to the front facing outlook over Figham Road, of a good size and proportion to accommodate furniture suite, access to deep storage cupboard.

OPEN PLAN DINING KITCHEN 15'9" x 11'1" (4.81 x 3.39)
Immaculately appointed with Shaker style wall and base units in contemporary colourway, contrasting work surfaces and upstands, a range of integrated appliances include low level oven, gas hob with splashback, stainless steel extractor canopy, integrated dishwasher, inset stainless steel 1.5 bowl sink and drainer with mixer tap, laminate to floorcoverings, space for American style fridge freezer, inset spotlights to ceiling, uPVC double glazed window to rear elevation and French doors leading to external terrace. To the alternate room length space is provided for dining table, with French door access to patio and...

UTILITY ROOM 7'4" x 5'3" (2.24 x 1.62)
With a range of wall and base units, plumbing and space for washing machine and dryer, laminate to floorcoverings, uPVC window to side, access door leading to rear patio.

FIRST FLOOR

LANDING
With window to side elevation, giving access to two double bedrooms and house bathroom.

PRINCIPAL BEDROOM 15'9" x 10'9" (4.81 x 3.29)
With two uPVC double glazed windows to the front outlook, of double bedroom proportions with space for freestanding bedroom furniture.

EN SUITE WETROOM 6'2" x 7'2" (1.90 x 2.20)
A recent addition to the property having been reconfigured by the current occupiers, with dedicated walk-in shower area with central floor drainer, feature circular basin with mixer tap inset to storage unit, low flush w.c, large format tiling to floor and walls, heated towel rail, wall light points, inset spotlights to ceiling, uPVC privacy window to side.

BEDROOM TWO 11'3" x 8'10" (3.44 x 2.70)
Of double bedroom proportions with uPVC double glazed window to rear.

HOUSE BATHROOM 8'0" x 6'2" (2.44 x 1.89)
With uPVC privacy window to the rear, well appointed comprising of panelled bath with glazed shower screen, wall mounted tap point and shower console, pedestal wash hand basin with chrome tap point, low flush w.c, heated towel rail, laminate to floorcoverings.

SECOND FLOOR

LANDING
Accessed via return staircase, giving access to two double bedrooms, Velux rooflight, double cupboard.

BEDROOM THREE 13'7" x 10'11" (4.16 x 3.33)
With Velux rooflight, uPVC double glazed window to rear elevation.

BEDROOM FOUR 13'8" x 10'8" (4.17 x 3.27)
With uPVC double glazed window to frontage, Velux rooflight, of double bedroom proportions.

OUTSIDE
Figham Road remains conveniently positioned within walking distance of the historic town centre of Beverley and being within close proximity to all the services and amenities of the Flemingate development also, a number of lifestyle walks also feature to the Beck area of Beverley. The position of the property is a discreet offroad setting, with parking provision for two vehicles to the property frontage, being hard landscaped with feature planting and shrubbery.
Gated access leads around the side of the property, in turn to the rear garden, with flagstone patio extending from the building footprint, being mainly hard landscaped, boarded fencing to perimeter boundaries, provision for storage shed, external tap and light points.

AGENTS NOTE
The subject dwelling comes recommended for further internal viewing by applicants wishing to take full advantage of bedroom accommodation split over the two floor levels, and four double bedrooms within an affordable price point. Viewing is available throguh the sole selling agent Staniford Grays.

FIXTURES AND FITTINGS
Various quality fixtures and fittings may be available by separate negotiation.

SERVICES
(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'D'.

TENURE
We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

WEBSITES
www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

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

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire
At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

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.

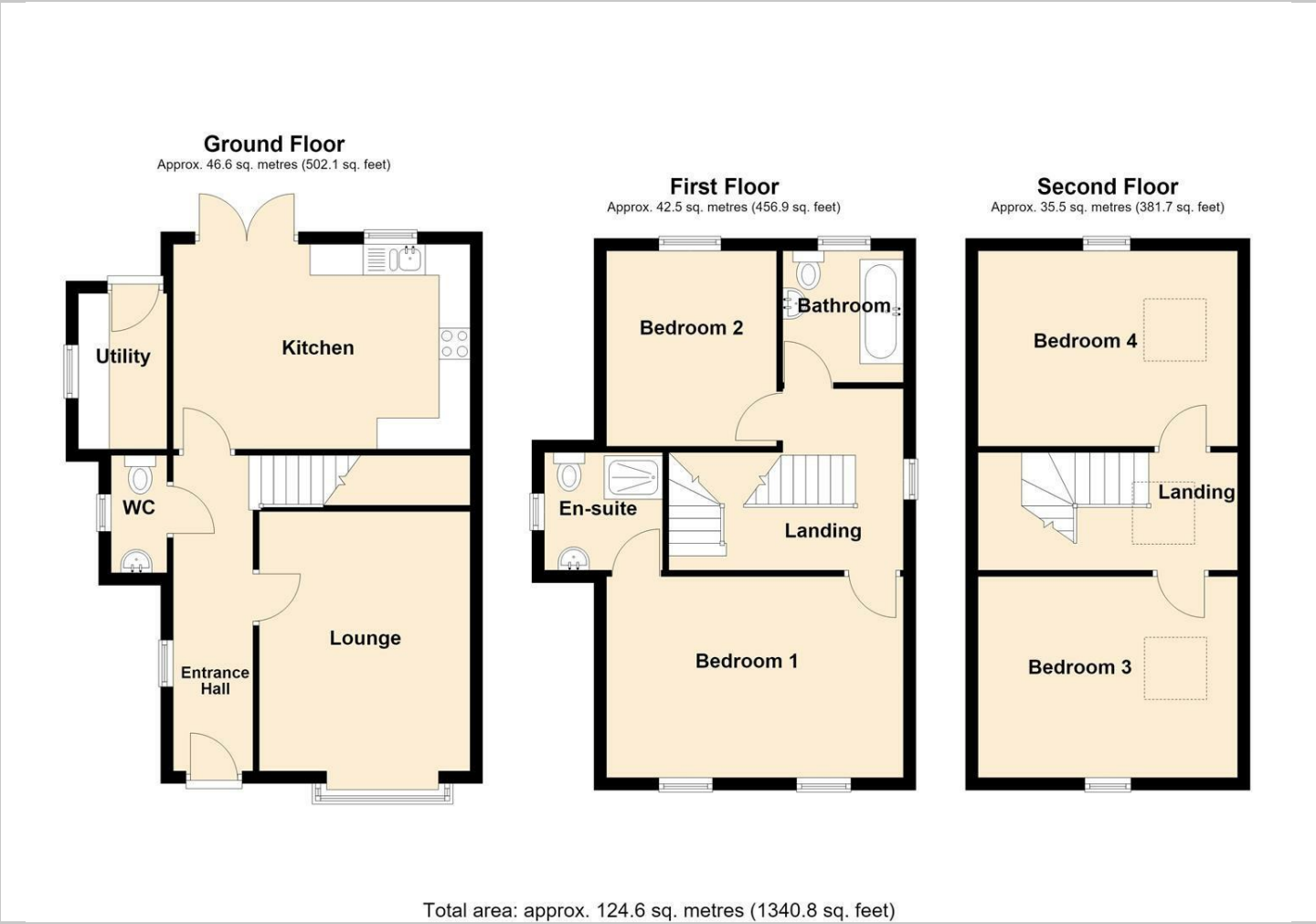
MISREPRESENTATION ACT 1967

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.

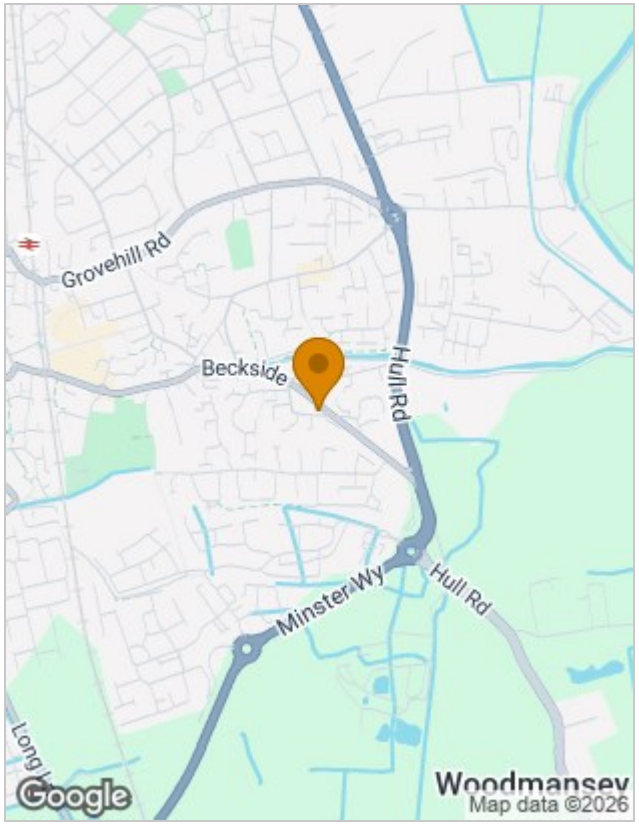
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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

FEES
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.

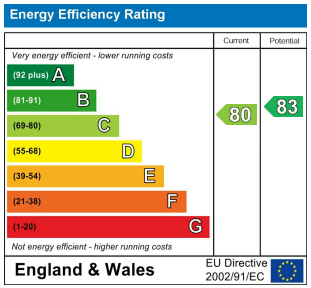
Floor Plans



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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