staniford grays

1 Watson Drive, Beverley, HU17 8FN

£299,950

4 2 2 C

1 Watson Drive

Beverley, HU17 8FN

£299,950

- FOUR BEDROOM SEMI DETACHED FAMILY HOME
- PRINCIPAL BEDROOM WITH ENSUITE
- CLOSE TO ROAD NETWORKS FOR HULL
- CLOSE TO LOCAL RETAIL OUTLETS
- IN NEED OF MODERNISATION
- POPLARS WAY AREA OF BEVERLEY

Four Bedroom Semi Detached Family Home | Beverley | Scope to Modernise
A spacious four bedroom semi detached home in the poplars way area of Beverley, offering great potential for a family looking to put their own stamp on a well proportioned property.
The ground floor offers a spacious lounge with French doors opening onto the rear garden, a separate dining room ideal for entertaining, a fitted kitchen and a useful ground floor cloakroom/WC.
Upstairs, four bedrooms provide excellent space for a growing family, with the principal bedroom benefiting from its own ensuite shower room and a family bathroom serving the other bedrooms.
The property is in need of modernisation throughout, presenting a fantastic opportunity to add value and create a home suited to your own taste and style.
Ideally positioned for Morrisons retail park for everyday shopping and amenities, with excellent access to the road networks for Hull, making this a practical choice for commuters and families alike.
Secure a well located family home with real scope to improve, book your viewing today!

ACCOMMODATION COMPRISES

ENTRANCE HALL 9'3" x 5'10" (2.83m x 1.80m)
Wooden entrance door with privacy panels, carpeted floor and a central chrome light fitting.

CLOAK ROOM/WC 6'6" x 2'9" (1.99m x 0.86m)
Wooden door with brass handles, carpeted floor, central ceiling light, front aspect uPVC double glazed privacy window. low flush WC, vanity unit with wash hand basin.

LOUNGE 20'3" x 10'10" (6.19m x 3.31m)
Wooden door with brass handles, carpeted floor, two chrome pendant light fittings, front aspect uPVC double glazed bay window, uPVC double glazed French doors to the rear garden, fire place with gas fire with wooden surround and quartz back and hearth.

DINING ROOM 12'1" x 9'9" (3.69m x 2.98m)
Wooden door with brass handles, carpeted floor, pendant chrome light fitting and a side aspect uPVC double glazed window.

KITCHEN 13'1" x 9'6" (4m x 2.90m)
Wooden door with brass handles, wooden rear door with brass handles, vinyl floor, rear aspect uPVC double glazed window, chrome ceiling spotlights. A range of wall and base units, understairs cupboard, integrated four ring gas hob, electric oven, space for an under counter fridge, extractor hood, one an a half bowl stainless steel drainer sink, plumbing for a washing machine and a dishwasher.

STAIRCASE AND LANDING 9'10" x 9'7" (3m x 2.94m)
Carpeted floor, chrome central ceiling light fitting, rear aspect uPVC double glazed window, loft hatch and a wooden banister with spindles.

PRICIPAL BEDROOM 13'1" x 10'11" (4m x 3.33m)
Wooden door with brass handles, carpeted floor, central ceiling chrome light fitting, front aspect uPVC double glazed window and fitted wardrobes.

ENSUITE SHOWER ROOM 6'7" x 4'9" (2.02m x 1.45m)
Wooden door with brass handles, carpeted floor, central ceiling light, front aspect uPVC double glazed privacy window, shower cubicle, with mixer shower, vanity unit and wash hand basin.

BATHROOOM 6'11" x 6'5" (2.11m x 1.98m)
Wooden door with brass handles, carpeted floor, central ceiling light, rear aspect uPVC double glazed privacy window, extractor fan, bath with mixer tap, low flush WC, vanity unit with wash hand basin and mixer tap.

BEDROOM TWO 11'0" x 10'6" (3.37m x 3.21m)
Wooden door with brass handles, carpeted floor, chrome pendant light fitting, front aspect uPVC double glazed window and fitted wardrobes.

BEDROOM THREE 12'7" x 11'0" (3.84m x 3.37m)
Wooden door with brass handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window, fitted wardrobes and an airing cupboard.

BEDROOM FOUR 8'3" x 7'6" (2.53m x 2.31m)
Wooden door with brass handles, chrome central ceiling light fitting, carpeted floor, rear aspect uPVC double glazed window and fitted wardrobes.

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

EXTERIOR
To the front and side there is a lawned garden. To the rear there is a lawned garden with garden shed and

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.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire
At Green & Green, we specialise in supporting homebuyers 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.

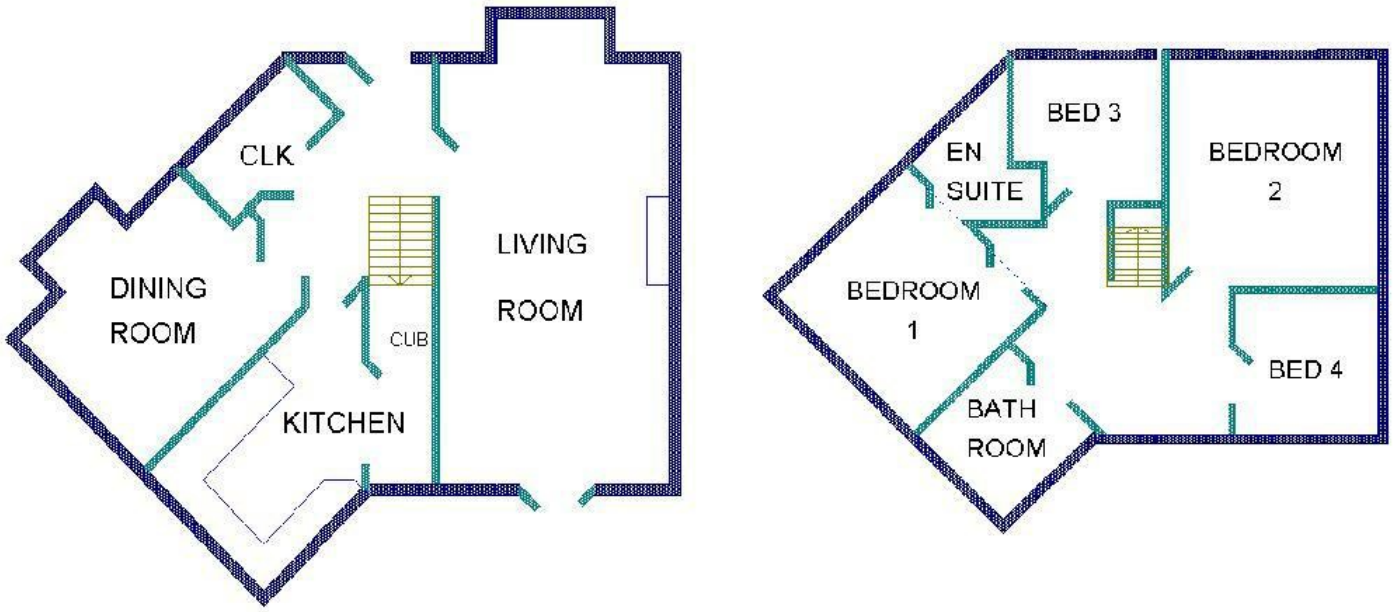
The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

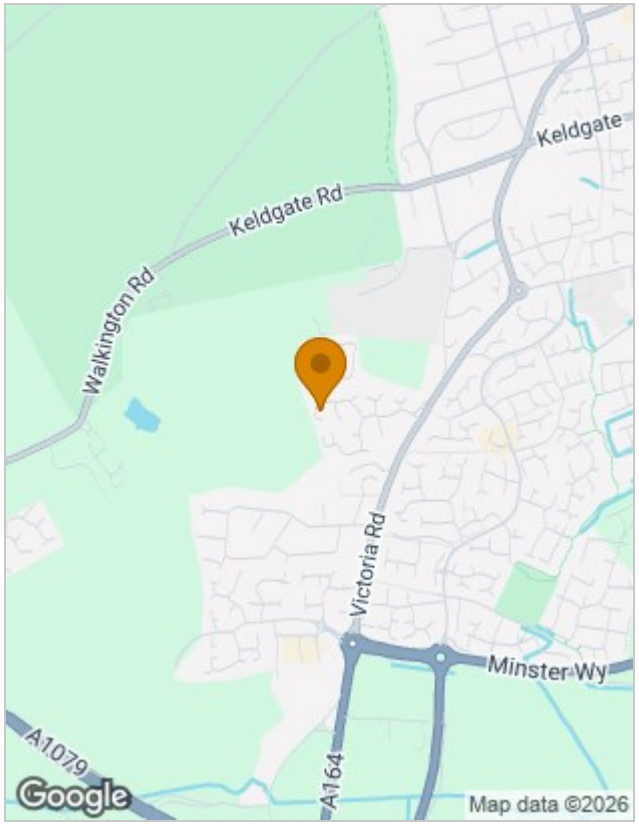
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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

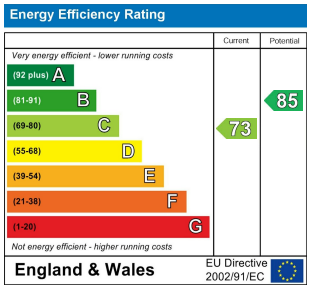
Floor Plans



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.

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