

**staniford**  
grays



10 Rosemary Way, Beverley Parklands, Beverley, HU17 0SS

Offers Over £265,000





# 10 Rosemary Way

Beverley, HU17 0SS

- FABULOUS THREE BEDROOM LINK DETACHED FAMILY HOME
- LOVELY SIZED REAR GARDEN WITH PATIO
- MODERN FITTED KITCHEN
- CLEVERLEY RECONFIGURED OPEN PLAN KITCHEN DINER
- TWO RECEPTION ROOMS
- SCOPE TO EXTEND

A fabulous three bedroom link detached family home located in the Beverley Parklands area!

Set within the ever popular Beverley Parklands development, this fabulous three bedroom semi-detached home on Rosemary Way offers modern, well planned living space that is perfect for modern family life. Cleverly reconfigured by the current owners, the property now offers a superb open plan kitchen diner designed for both everyday living and entertaining.

The ground floor features a welcoming entrance, convenient cloakroom, a spacious lounge filled with natural light and a generous second reception room currently used as a dining room and study, offering flexibility for growing families, home working or an additional sitting room. The modern fitted kitchen is positioned at the rear of the property and offers access to the lounge, dining room and generous patio, perfect for alfresco dining on summer evenings, the social hub of this lovely home.

Upstairs, there are three well proportioned bedrooms, including two excellent double rooms, together with a family bathroom.

Outside, the property enjoys a lovely sized rear garden and patio, ideal for children, pets or summer gatherings, with ample space to relax and unwind.

Situated in a sought after residential area close to local amenities, schools and transport links, this is a fantastic opportunity to purchase a beautifully presented family home in one of Beverley's most desirable locations.

Get in touch, book your viewing today!



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## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 8'8" x 3'1" (2.66m x 0.94m )  
uPVC entrance door with privacy glass panels and a laminate floor.

**CLOAK ROOM/WC** 5'5" x 2'8" (1.66m x 0.83m )  
Wood door with chrome handles, laminate floor, front aspect hardwood double glazed window, low flush WC and a wash hand basin with mixer tap.

**DINING ROOM** 16'8" x 7'6" (5.09m x 2.30m )  
Wood door with chrome handles, carpeted floor, front aspect uPVC double glazed window and ceiling spotlights.

**LOUNGE** 13'11" x 13'2" (4.26m x 4.03m )  
Wood door with chrome handles, carpeted floor, chrome central ceiling light fitting, front aspect uPVC double glazed window and a fire place with chrome insert, marble hearth and surround.

**KITCHEN** 25'1" x 9'9" (7.67m x 2.99m )  
uPVC French doors to the rear garden, wood door with chrome handles, wood double doors with chrome handles from the lounge, ceiling spotlights, laminate floor, two rear aspect uPVC double glazed windows. Integrated appliances include a NEFF five ring gas hob, electric oven, extractor fan, fridge freezer, dishwasher, washing machine, dryer and a wine cooler. Breakfast bar island, understairs cupboard, drainer sink with mixer tap, loft hatch, and a range of wall and base units.

**STAIRCASE AND LANDING** 10'4" x 6'1" (3.16m x 1.87m )  
Carpeted floor, chrome central ceiling light, wooden banister with spindles, airing cupboard and loft hatch.

**PRINCIPAL BEDROOM** 11'10" x 10'7" (3.63m x 3.23m )  
Wood door with chrome handles, pendant light fitting, carpeted floor, front aspect uPVC double glazed window and fitted wardrobes.



**BEDROOM TWO**

11'2" x 8'10" (3.42m x 2.71)

Wood door with chrome handles, pendant light fitting, rear aspect hard wood double glazed window and fitted wardrobes.

**BEDROOM THREE**

7'10" x 7'4" (2.40m x 2.25m )

Wooden door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and fitted wardrobes.

**BATHROOM**

7'3" x 5'9" (2.22m x 1.77m )

Wooden door with chrome handles, tiled floor, ceiling spotlights, rear aspect uPVC double glazed privacy window, splash back tiling, low flush WC, vanity unit with wash hand basin and mixer tap, chrome towel radiator, bath with mixer tap and shower.

**EXTERIOR**

To the front a flagged driveway with lawn, mature hedge and cherry blossom tree. To the rear a flagged patio area with lawned garden and wooden fence surround.

**COUNCIL TAX:**

We understand the current Council Tax Band to be D

**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.

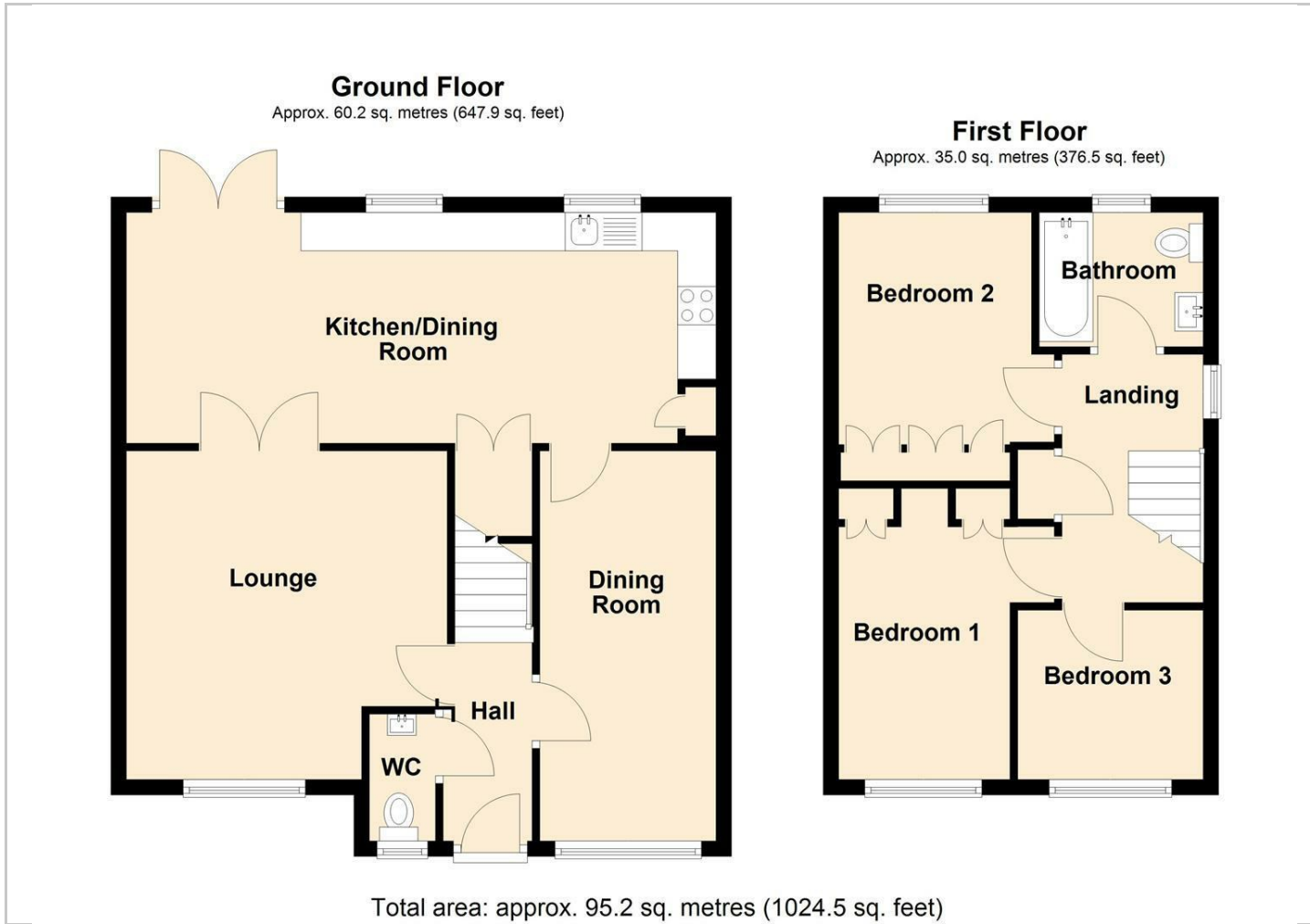
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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

**AGENTS NOTE**

EPC & Floorplan to follow



## Floor Plans



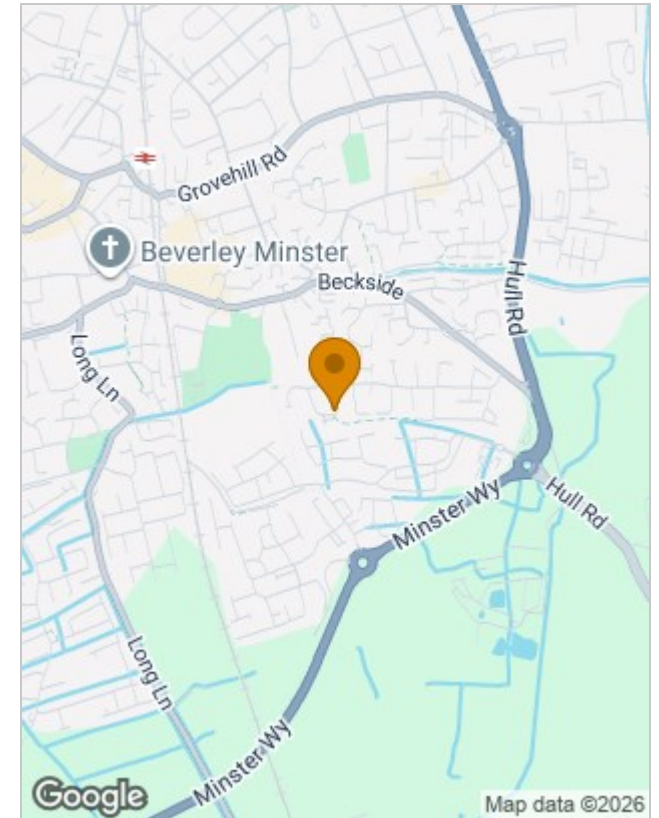
## Viewing

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

