staniford grays



6 Brookholme, Beverley, HU17 0TQ

Offers Over £280,000

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- MODERN AND AFFORDABLE DETACHED FAMILY HOME
- NO ONWARD CHAIN
- TWO BATHROOMS
- GENEROUS GARDENS
- VIEWING ADVISED
- CONTEMPORARY STYLING EXTERNALLY
- THREE DOUBLE BEDROOMS
- DRIVEWAY PARKING
- CONVENIENT SETTING

WELL SPECIFIED, DETACHED HOME WITH MODERN STYLING THROUGHOUT. SUITABLE FOR GROWING FAMILIES AND DOWNSIZERS ALIKE.

Boasting a pleasant cul-de-sac setting and contemporary design, enjoying excellent levels of privacy set within a convenient setting off Beverley Parklands.

The well presented living space benefits from good levels of roadside appeal with accommodation provided to two floor levels. Constructed in 2009 the living space comes ideally suited for families and occupiers looking for ready to move in appeal.

The versatile ground floor layout comprises of Entrance Hallway with vaulted ceiling height, Reception/Day Lounge, Open Plan Kitchen and Dining Area with Utility Room beyond and Cloakroom W.C. To the first floor level a gallery landing gives access to Three double Bedrooms including a Master Bedroom with En-suite provision and Family Bathroom.

Externally parking is offered to a front driveway with access sizeable rear garden for a modern home.

Available for immediate inspection with viewing advised given the size of detached home on offer.





ACCOMMODATION COMPRISES

ENTRANCE HALLWAY
A welcoming entrance to this detached family home with vaulted ceiling height and return staircase approach and gallery landing leading to the first floor level. Feature window providing an abundance of natural daylight in anthracite grey finish, laminate to floor coverings, deep under stairs storage cupboard, access provided to ground floor reception rooms and ....

CLOAKROOM/ WC
With white sanitary ware including low flush WC, pedestal wash hand basin, uPVC privacy window to side and laminate to floor coverings.

RECEPTION LOUNGE 19'7" x 11'0" (5.97 x 3.37)
Enjoying a pleasant outlook over the rear gardens with uPVC double glazed window to the rear, double French doors, laminate to floor coverings, space for furniture suite and space for dining table also. Ceiling mounted speaker and control panel - located throughout the property)

DINING KITCHEN 17'1" x 12'2" (5.21 x 3.71)
With pleasant outlook to the bay fronted front elevation, fitted with a range of modern styled dark wood wall and base units to two wall lengths with contrasting work surface over. Integrated fridge freezer, mid level oven, gas hob, stainless steel extractor canopy and splashbacks, inset stainless steel sink and drainer with mixer. Integrated dishwasher, inset spotlights to ceiling and dining table also with ceiling mounted speakers and wall mounted control console.

UTILITY ROOM 7'1" x 5'5" (2.17 x 1.66)
With side access door, space for a number of free standing white goods with counter top, wall and base units with inset sink and drainer and cupboard housing boiler.

FIRST FLOOR
A gallery style landing overlooks the vaulted ceiling height to the reception hallway with access provided to three bedrooms and house bathroom. With a shelved cupboard housing a hot water cylinder also.

MASTER BEDROOM 16'11" x 9'6" at longest and widest point. (5.18 x 2.92 at longest and widest point.)
Of double bedroom proportions with space for free standing furniture and laminate to floor coverings.

ENSUITE SHOWER ROOM 6'7" x 6'0" (2.02 x 1.83)
With uPVC privacy window to side, low flush WC, wash hand basin and self contained shower cubicle with wall mounted shower head and console and laminate to floor coverings.





BEDROOM TWO 9'10" x 12'2" (3.02 x 3.72)
With uPVC double glazed window to the rear, of double bedroom proportions and with laminate to floor coverings.

BEDROOM THREE 9'4" x 8'0" (2.85 x 2.46)
With uPVC double glazed window to the rear, laminate to floor covering. Used by the current vendors as an additional occasional third bedroom and study space.

HOUSE BATHROOM 6'7" x 6'0" (2.02 x 1.85)
Immaculately appointed with three piece white suite including panel bath, pedestal wash hand basin, low flush WC, heated towel rail, modern styled tiling with feature border to wall coverings and laminate flooring.

EXTERNAL
Brookholme itself remains conveniently positioned within the residential setting of Beverley Parklands. The immediate street scene boasts a cul-de-sac roadside position with brick set driveway and pathway leading to the property entrance. A small laid t lawn grass section with gated side access opening through to a generous rear garden of a good size for a modern family home, with a patio terrace extending from the immediate building footprint. A laid to lawn grass section and bordered fencing to perimeter boundary's.

The modern Flemingate development and Beverley Town Centre remain a short distance walk away with excellent vehicular access also provided to the A1079 road network.

AGENTS NOTE
The subject dwelling is available for sale with vacant possession. A tenant currently occupies the property and would need to be given the required minimum two month notice period to vacate. With viewing available through the sole selling agents Staniford Grays.

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

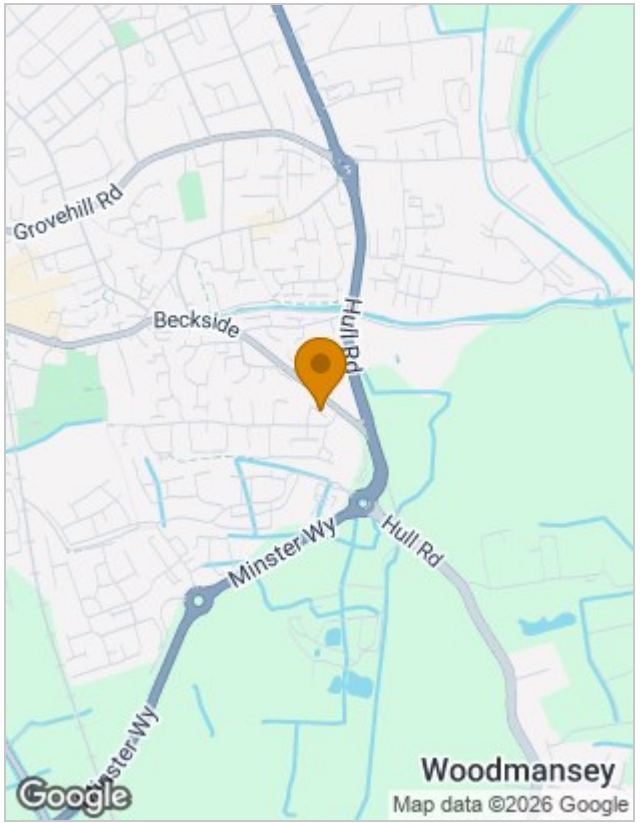
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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

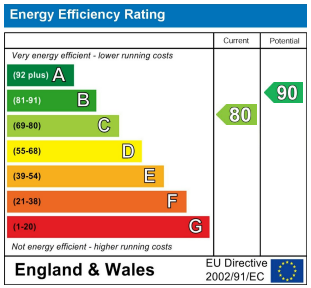


Floor Plans

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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