Whitakers
Estate Agents









5 Tanners Row, Beverley, HU17 0QT

£205,000

** NO ONWARD CHAIN **

Situated in a highly desirable area of Beverley, this immaculately presented home offers stylish accommodation close to the town centre and local amenities. Finished to an exceptional standard throughout, the property combines a perfect blend of comfort and contemporary living.

Externally to the front approach, there is a gravelled garden with wrought iron fencing to the surround.

Upon entering, the resident is greeted by a welcoming entrance hall that incorporates a cloakroom, and follows to a fitted kitchen, and a spacious lounge.

A fixed staircase rises to the first floor which boasts two double bedrooms, and a bathroom furnished with a three-piece suite.

Bi-folding doors from the lounge open onto the enclosed rear garden which is laid to lawn with slate chipping, and complimented with a patio seating area. There is parking space adjacent to the back gate.

The accommodation comprises

Front external



Externally to the front approach, there is a gravelled garden with wrought iron fencing to the surround.

Ground floor

Hallway
Composite entrance door, central heating radiator, and carpeted flooring. Leading to :

Cloakroom
UPVC double glazed window, central heating radiator, and laminate flooring. Furnished with a two-piece suite comprising pedestal sink with mixer tap, and low flush W.C.

Kitchen 10'5" x 5'8" (3.19 x 1.74)



UPVC double glazed window, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback upstand above, sink with mixer tap, and a range of integrated appliances including oven with hob and extractor hood above, fridge-freezer, and washer dryer.

Lounge 11'8" x 11'8" (3.58 x 3.58)





UPVC double glazed bi-folding doors and window, central heating radiator, under stairs storage cupboard, and carpeted flooring.

First floor

Landing
With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one 11'8" x 7'5" (3.57 x 2.28)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom two 11'8" x 10'10" (3.58 x 3.31)



Two UPVC double glazed windows, central heating radiator, and carpeted flooring.

Bathroom



UPVC double glazed widow, central heating radiator, and partly tiled with vinyl flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap, and low flush W.C.

Rear external





Bi-folding doors from the lounge open onto the enclosed rear garden which is laid to lawn with slate chipping, and complimented with a patio seating area. There is parking space adjacent to the back gate.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire
Local authority reference number - BEV771005000
Council Tax band - A

EPC rating

EPC rating - C

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 11 Mbps / Ultrafast 1000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

Service Charge

There is a service charge which is currently £295.00 yearly

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

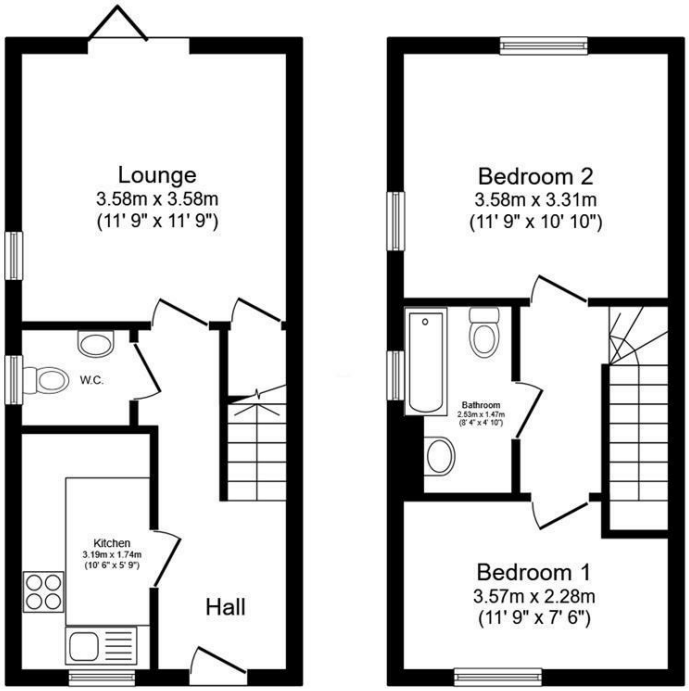
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to silicitors to progress a sale.

Floor Plan



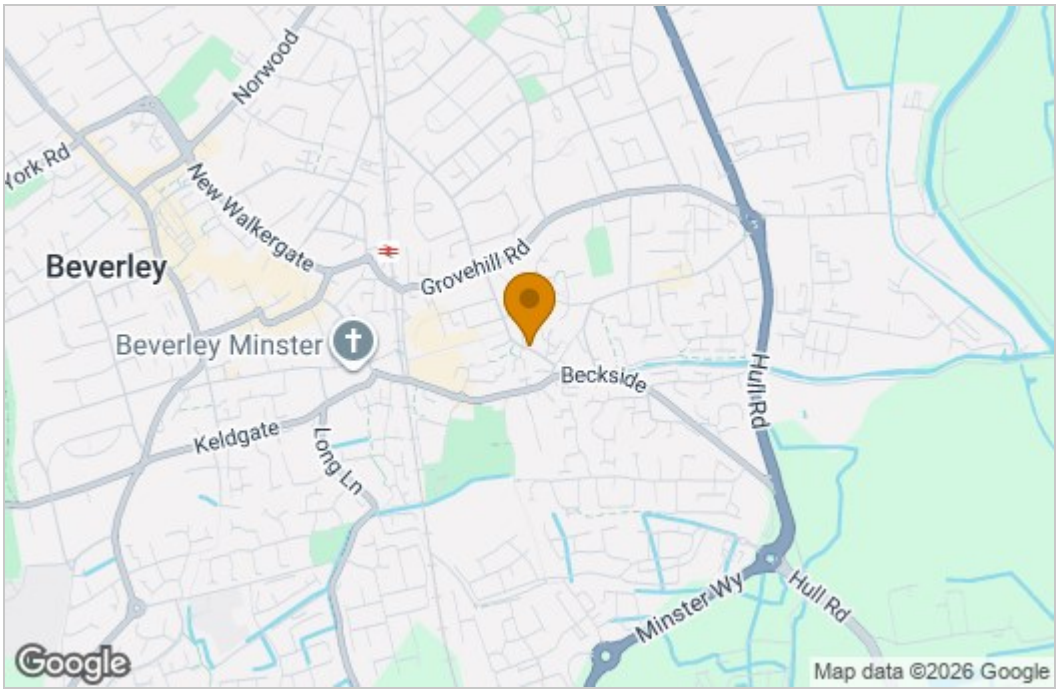
Ground Floor
Floor area 29.8 sq.m. (321 sq.ft.)

First Floor
Floor area 29.8 sq.m. (321 sq.ft.)

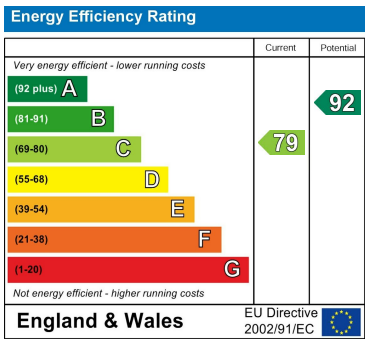
Total floor area: 59.6 sq.m. (641 sq.ft.)

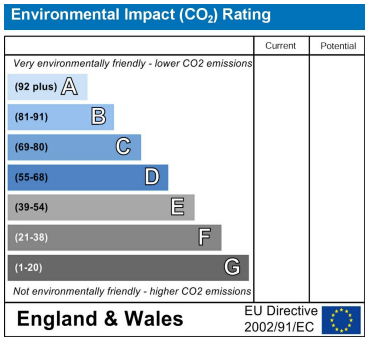
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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