18 Kings Square, Beverley, HU17 9HH

Offers In Excess Of £200,000

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- NO ONWARD CHAIN
- 4 BEDROOMS
- OPEN PLAN KITCHEN DINING
- AFFORDABLE FAMILY LIVING
- DECEPTIVELY SPACIOUS
- DOUBLE DRIVEWAY PARKING
- CENTRAL BEVERLEY SETTING
- IDEAL FOR OWNER OCCUPIERS AND INVESTORS

EXTENDED AND AFFORDABLE 4 BEDROOM HOME- ALL WITHIN A CONVENIENT AND CENTRAL BEVERLEY SETTING.

This competitively priced family home is ideally positioned within a peaceful residential setting and offering a versatile layout with the benefit of 4 double Bedrooms and no onward chain. Ideally suited for families and investors looking for good value with the requirement for that elusive 4th bedroom.

Externally, parking provision is offered to a double driveway with a private rear garden enjoying good levels of seclusion.

Internally, recent replacement carpets offer ready to move in living with further scope offered for improvement with generously sized living space comprising; Entrance Hallway, Dining Room and Dayroom Kitchen and separate Lounge with access to a rear Hallway and Bathroom. To the first floor level 4 generously sized bedrooms feature.

Viewing available by appointment and coming ready for immediate occupation.

GROUND FLOOR

ENTRANCE HALLWAY
Accessed via uPVC double glazed entrance door, with staircase approach to first floor level.

RECEPTION LOUNGE 16'11" x 12'10" (5.17 x 3.92)
Enjoying good levels of natural daylight via three uPVC double glazed windows overlooking the front, suitably sized to accommodate furniture suite. Access through to...

DINING KITCHEN 20'6" x 8'11" (6.25 x 2.73)
Offering potential as a dedicated dining / day room space, with ample room to the alternate room length, fitted with a range of neutrally appointed wall and base units, comlementary work surfaces, inset sink and drainer, space for a number of freestanding low level white goods (eg. fridge freezer, washing machine), dedicated cupboard housing boiler, tiling to splashbacks, good size understairs storage cupboard, uPVC double glazed window.

REAR ENTRANCE HALLWAY
With storage cupboard, outdoor access via doorway to patio. Leads to...

GROUND FLOOR BATHROOM 7'8" x 5'4" (2.34 x 1.65)
With uPVC privacy window to the rear aspect, neutrally appointed with three piece suite comprising of panelled bath with tap mounted shower fitment, shower screen, pedestal wash hand basin, low flush w.c, splash screening throughout offering low maintenance.

FIRST FLOOR

LANDING
Giving access to four bedrooms, loft access point.

BEDROOM ONE 11'7" x 8'9" (3.54 x 2.69)
Of double bedroom proportions, space for freestanding bedroom furniture, uPVC double glazed window to rear.

BEDROOM TWO 11'6" x 11'10" (3.51 x 3.61)
With uPVC double glazed window to the front elevation, of double bedroom proportions and space for freestanding bedroom furniture.

BEDROOM THREE 9'5" x 9'0" (2.89 x 2.75)
With uPVC double glazed window to frontage and of a generous size for a third bedroom.

BEDROOM FOUR 9'3" x 8'5" (2.82 x 2.57)
With uPVC double glazed window to the rear, storage cupboard and of good proportions.

OUTSIDE
Kings Square remains conveniently positioned within a short distance walk from the popular location of Norwood, Beverley and within a moment's walk of the historic town centre.
The subject dwelling offers affordable family living with the benefit of four first floor bedrooms, offered to the market with no onward chain.
Dedicated parking provision for a multitude of vehicles to the frontage. Gated access provided to the rear, with patio terrace and concrete hardstanding from the immediate building footprint, offering some scope for further improvement and landscaping, laid to lawn grass section, established planting and shrubbery to borders.

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 'A'.

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

VIEWING
Strictly by appointment via sole selling agent, Staniford Grays.
Website- Stanifords.com Tel: (01482) 866304
E-mail: bevsales@stanifords.com

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

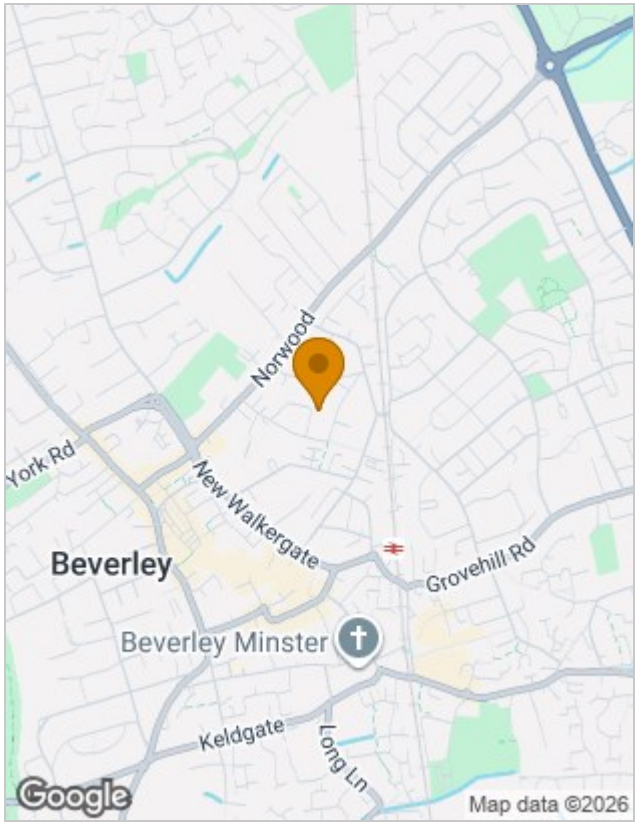
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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

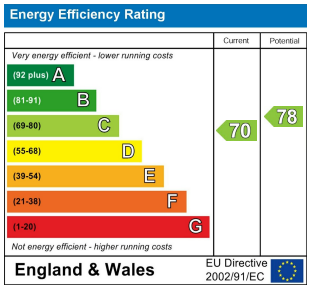
FEES
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services,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