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77 Beverley Parklands, Beverley, HU17 0RA

Offers Over £190,000

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# 77 Beverley Parklands

## Beverley, HU17 0RA

Offers Over £190,000

- TWO DOUBLE BEDROOMS
- SEMI DETACHED HOME
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- WALKABLE TO BEVERLEY TOWN CENTRE
- BECKSIDE AREA
- IDEAL STARTER HOME



Two Bedroom Semi Detached Home | Beverley Parklands

A fantastic opportunity to acquire a well proportioned two bedroom semi detached home in the sought after Beverley Parklands area clos to Beverley Beck.
With two generous double bedrooms, the property offers excellent living space throughout, ideal for couples, young families or first time buyers looking to get a foothold in one of East Yorkshire's most desirable postcodes.
A particular highlight is the off street parking for multiple vehicles, a real bonus alongside the unbeatable convenience of being within easy walking distance of Beverley town centre, its acclaimed markets, independent shops, restaurants and bars.
With the Beck on your doorstep and Beverley Minster visible on the horizon, the lifestyle on offer here is second to none.

Situated to the south-east edge of Beverley, this 35-home development lies within the boundary of what was the Archbishop of York's vast deer park during the Middle Ages.

While many people are familiar with Beverley Westwood, aligning the river Hull, to the south-east of the town sit the pastures of Figham and Swinemoor. So with ancient open land, rivers and becks to explore on your doorstep Figham Gate II is the perfect place to play, wander and make your home.
Viewing is highly recommended and early enquiry is advised.



**ACCOMMODATION COMPRISES**

**ENTRANCE PORCH** 4'1" x 3'4" (1.25m x 1.04m )
uPVC entrance door with glass panels, laminate floor, central ceiling light and a storage cupboard.

**LOUNGE** 14'2" x 12'7" (4.32m x 3.86m )
Wood door with glass panels and chrome handles, laminate floor, central ceiling light with chrome fitting, front and side aspect uPVC double glazed window, fire place with wooden surround, mantle piece and gas fire.

**KITCHEN** 12'7" x 8'9" (3.85m x 2.67m )
Wooden door with chrome handles, uPVC rear door with privacy glass panels, vinyl floor, rear aspect uPVC double glazed window, chrome spotlight fitting, splash back tiling, chrome extractor hood, under stairs cupboard, a range of wall and base units, plumbing for washing machine, space for a fridge freezer, stainless steel sink and mixer tap, integrated four ring gas hob and electric oven.

**STAIRCASE AND LANDING** 5'9" x 2'10" (1.76m x 0.88m )
Carpeted floor, pendant light fitting and a loft hatch.

**BATHROOM** 9'4" x 4'11" (2.86m x 1.52m)
Wooden door with chrome handles, vinyl floor, central ceiling light, side aspect privacy window, chrome towel radiator, storage cupboard, splash back tiles, wash hand basin with vanity unit and mixer tap, bath with mixer shower, low flush WC and a wall mounted mirrored vanity unit.

**BEDROOM ONE** 12'7" x 8'9" (3.86m x 2.68m )
Wood door with chrome handles, carpeted floor and two front aspect uPVC double glazed windows.





**BEDROOM TWO** 12'7" x 8'9" (3.85m x 2.67m )
Wooden door with chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed windows and fitted wardrobes.

**EXTERIOR**
To the front a gravelled driveway with block paved path and mature shrub border. To the rear a flagged garden with lawn, fence surround and wooden shed.

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

**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

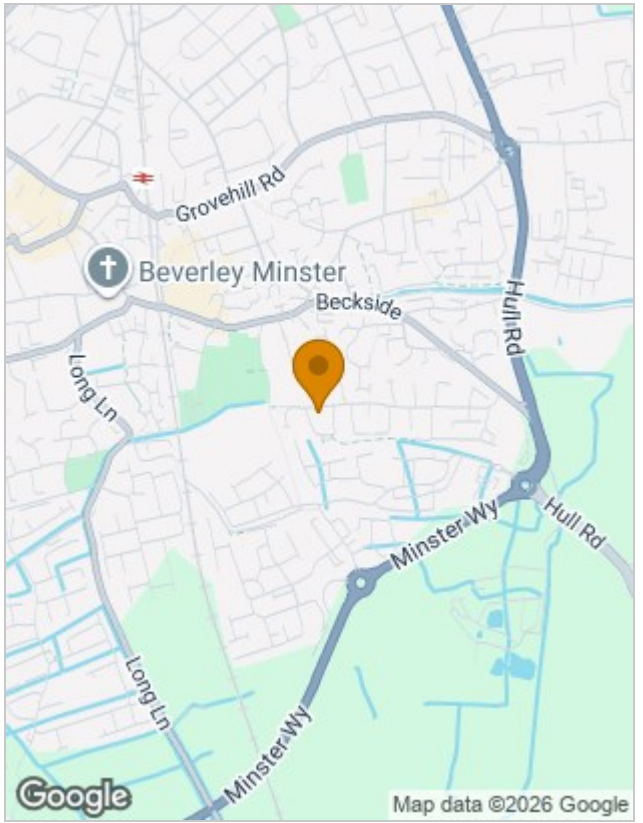
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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

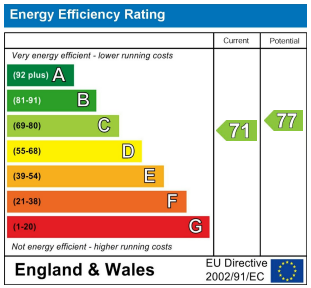


## Floor Plans

## 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