

**staniford**  
grays



102 Keldgate, Beverley, HU17 8JD

£175,000





# 102 Keldgate

Beverley, HU17 8JD

- TWO BEDROOM END OF TERRACE
- AN EASY WALK INTO BEVERLEY
- SPACIOUS ROOMS
- IN NEED OF MODERNISATION - A SUPERB PROJECT
- FRONT AND REAR GARDENS
- NO CHAIN

Huge potential in a prime location!

This end of terrace two bedroom property is positioned in Keldgate and represents a rare opportunity for those looking to craft their dream residence. While the property is in need of modernisation throughout, its robust proportions and classic layout provide a fantastic canvas for renovation, an ideal project for investors, first time buyers, or those looking to add significant value.

It is just a short, easy stroll into the heart of Beverley's vibrant town centre and offers a spacious lounge diner next to a galley style kitchen. Upstairs there is a main bathroom with a shower over the bath and two spacious bedrooms both with built in wardrobes.

Outside there are both front and back gardens with two garden sheds at the rear and side rear access enjoyed by the end terrace position.

This is a fantastic opportunity to make this property your own, get in touch, book your viewing today!



£175,000



## ACCOMMODATION COMPRISES

**ENTRANCE PORCH** 7'0" x 5'10" (2.14m x 1.79m )  
Wooden door with privacy glass panels, concrete floor (no floor covering) and a pendant light fitting.

**LOUNGE** 19'4" x 12'3" (5.91m x 3.75m )  
Wood door with chrome handles, wooden floor boards, two pendant light fittings, front and rear aspect hardwood double glazed windows, fire place with gas fire, tiled hearth and back and wooden mantle piece.

**KITCHEN** 13'0" x 6'11" (3.97m x 2.13m )  
Two wooden doors with chrome handles, rear wooden door with a privacy glass panel, vinyl floor, rear aspect hardwood door, understairs cupboard, stainless steel drainer sink with mixer tap, integrated four ring electric hob and electric oven.

**STAIRCASE AND LANDING**  
Stripped wood floor, pendant light fitting, side aspect hardwood double glazed window, wooden banister, wooden hand rail and a loft hatch.

**BATHROOM** 5'8" x 5'6" (1.73m x 1.68m )  
Wood door with wooden handles, central ceiling light, rear aspect hardwood double glazed window, low flush WC, pedestal wash hand basin, splash back tiles and a shower cubicle with mixer shower.

**BEDROOM ONE** 15'5" x 8'9" (4.72m x 2.67m )  
Wooden door with chrome handles, pendant light fitting, front aspect hardwood double glazed window and two built in cupboards (boiler house).



## **BEDROOM TWO**

12'6" x 8'8" (3.83m x 2.66m )

Wooden door with wood handles, pendant light fitting, rear aspect hardwood double glazed window and two built in cupboards.

## **EXTERIOR**

To the front a lawned garden with borders, concrete path and perimeter fence. To the rear a gravel garden with two wooden sheds fence surround and wooden gate.

## **AGENTS NOTE**

EPC to follow

## **COUNCIL TAX:**

We understand the current Council Tax Band to be B

## **SERVICES :**

Mains water, gas, electricity and drainage are connected.

## **TENURE :**

We understand the Tenure of the property to be Freehold.

## **MORTGAGE CLAUSE :**

Stanford 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@stanfords.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**

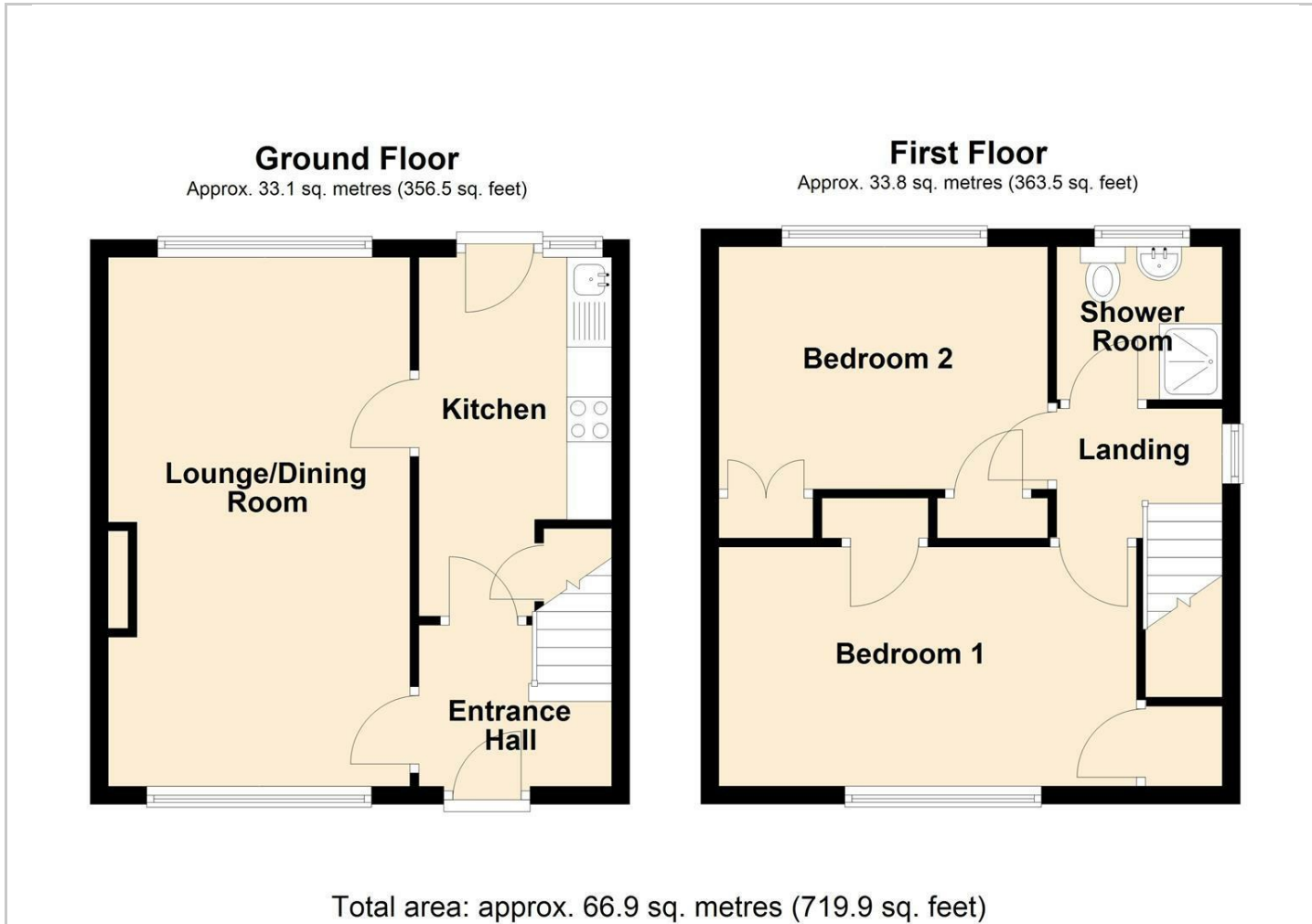
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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



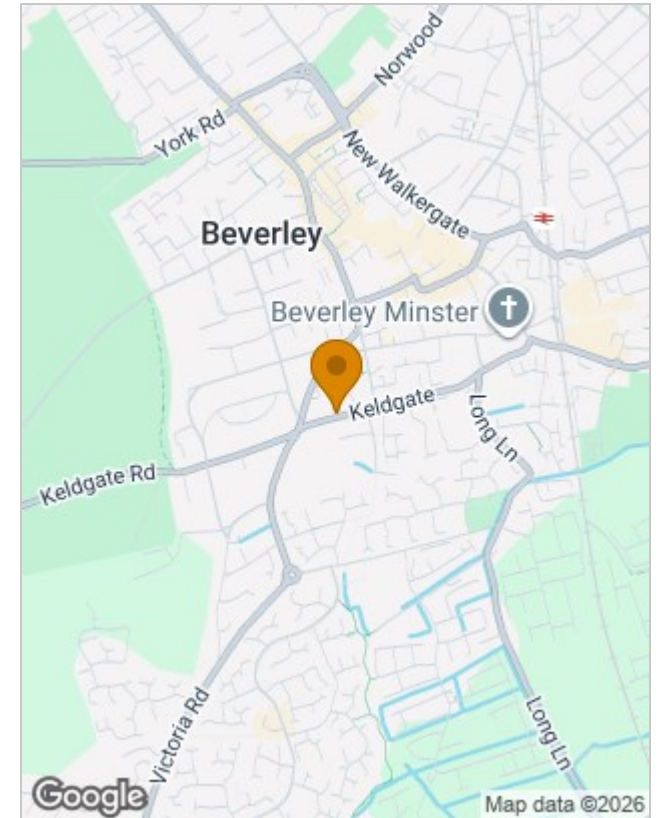
## Viewing

Please contact our Beverley 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

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		