staniford grays



50 Peters Way, Beverley, HU17 0UX

£260,000

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# 50 Peters Way

## Beverley, HU17 0UX

£260,000



- THREE BEDROOM SEMI DETACHED FAMILY HOME
- OFF STREET PARKING
- PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM
- APPROXIMATELY SEVEN YEARS REMAINING NHBC GUARANTEE
- KITCHEN DINER
- MOVE IN READY

Peters Way, Beverley

This beautifully presented three bedroom semi detached family home offers spacious, well laid out accommodation and has the feel of a detached property.

A lovely Kitchen Diner forms the heart of the home, with French Doors opening onto the rear garden, flooding the space with natural light and creating a seamless link between indoor and outdoor living, perfect for entertaining. A spacious lounge, utility room and convenient cloakroom/WC complete the ground floor.

Upstairs the principal bedroom benefits from its own ensuite shower room, offering a private retreat. There is a further double bedroom and a nicely proportioned single bedroom, providing versatile accommodation for a growing family, home office, or guest space. The family bathroom caters for the second double bedroom and the single bedroom.

The property still benefits from approximately seven years remaining on its NHBC Guarantee, offering valuable peace of mind for buyers. Two off street parking spaces are provided, adding to the practicality of this well presented home.

The location offers excellent everyday convenience, with off street parking for two vehicles, along with easy access to a local supermarket and garage. Leisure and lifestyle needs are well catered for too, with the leisure centre and Flemingate retail park just a 10 minute walk away and Lidl supermarket only a four minute drive.



**ACCOMMODATION COMPRISES**

**HALLWAY** 6'7" x 4'9" (2.01m x 1.45m )
Composite entrance door with privacy glass panels, carpeted floor and a pendant light fitting.

**CLOAKROOM/WC** 5'4" x 3'3" (1.63m x 1.01m)
Wooden door with chrome handles, central ceiling light, low flush WC, pedestal wash hand basin with mixer tap and Half-height tiling.

**KITCHEN** 18'2" x 8'9" (5.56m x 2.69m )
Wooden door with chrome handles, uPVC French doors to rear garden, tiled floor, ceiling spotlights, rear and side aspect uPVC double glazed windows, one and a half bowl drainer sink with mixer tap, a range of wall and base units, with silestone quartz worktops, integrated fridge freezer, four ring gas hob, electric oven, dishwasher and extractor. All integrated Bosch appliances.

**UTILITY ROOM** 7'6" x 6'6" (2.29m x 2m )
Wooden door with chrome handles, tiled floor, central ceiling light, integrated Bosch washing machine, space for a dryer and a stainless steel drainer sink with mixer tap.

**LOUNGE** 18'3" x 10'2" (5.58m x 3.10m )
Wooden door with chrome handles, carpeted floor, two pendent light fittings, front aspect uPVC double glazed window and two side aspect uPVC double glazed windows.

**STAIRCASE AND LANDING** 12'3" x 10'0" (3.74m x 3.05m )
Carpeted floor, pendant light fitting, wooden banister with spindles and a wooden hand rail.

**PRINCIPAL BEDROOM** 10'11" x 10'5" (3.35m x 3.20m )
Wooden door with chrome handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.

**ENSUITE SHOWER ROOM** 5'9" x 5'4" (1.76m x 1.63m )
Wooden door with chrome handles, vinyl floor, ceiling spotlights, front aspect uPVC double glazed window, shower enclosure with mixer shower and a pedestal wash hand basin with mixer tap.





**BEDROOM TWO** 12'5" x 9'0" (3.80m x 2.76m )
Wooden door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and a loft hatch.

**BEDROOM THREE** 9'0" x 9'0" (2.75m x 2.75m )
Wooden door with chrome handles, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window.

**BATHROOM** 6'11" x 6'10" (2.13m x 2.10m )
Wooden door with chrome handles, vinyl floor, side aspect privacy window, chrome towel radiator, ceiling spotlights, low flush WC, pedestal wash hand basin, bath with shower over with glass shower screen and mixer tap and splash back full tiling around the bath and half-height tiling to the remaining walls..

**EXTERIOR**
Private outlook to the front of the property and two parking spaces, flagged path, shallow lawned frontage with Red Robin Photinia hedging and silver birch tree. Private rear garden not directly overlooked with larger than average lawn with decked area and wooden fence surround.

**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.

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**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.

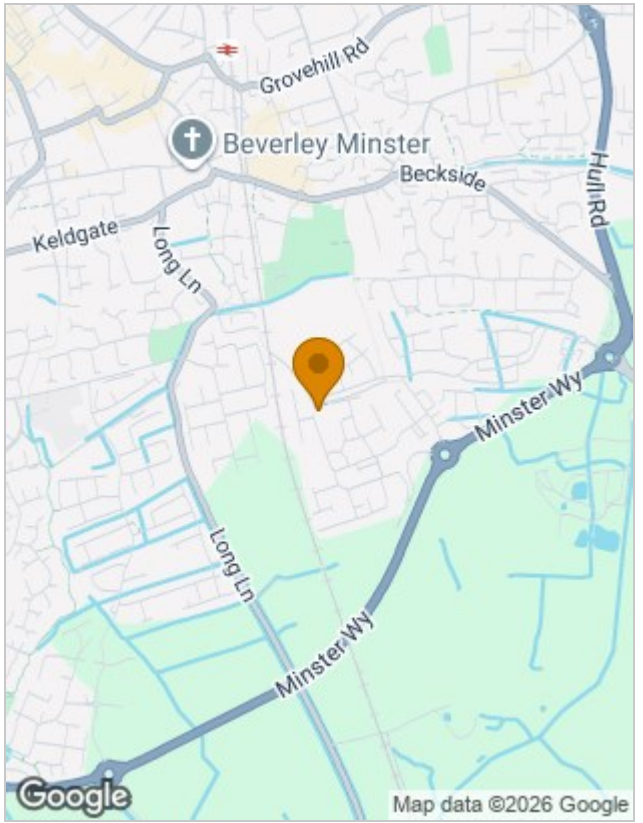
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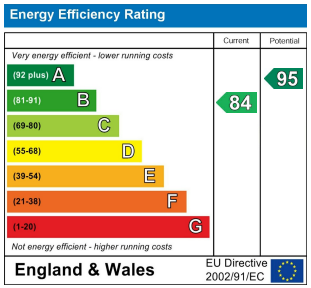
## Floor Plans




## 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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