69 Inglefield Close, Beverley, HU17 8XG

£260,000

3 1 1 C

1879
reeves

# 69 Inglefield Close

## Beverley, HU17 8XG

£260,000

- SEMI DETACHED FAMILY HOME
- GARAGE CONVERTION TO SUNROOM/HOME OFFICE
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- THREE BEDROOMS
- OPEN VIEWS FROM REAR GARDEN
- PRIVATE REAR GARDEN

Beautifully Presented Family Home in a Prime Beverley Location

Positioned in a quiet but desirable area close to Morrisons supermarket and a range of local amenities, this superb three bedroom semi detached home offers the perfect blend of warm comfort and style, coupled with convenience. Ideally placed for families, it has been lovingly updated and maintained to a high standard throughout.

Inside a welcoming lounge flows seamlessly into a bright dining area perfect for family meals or entertaining friends. The fitted kitchen provides plenty of workspace, integrated appliances and storage, designed with everyday living in mind. Upstairs, you'll find three well proportioned bedrooms and a lovely family bathroom.

Outside, the home continues to impress. There's a neat front garden and private driveway leading to a the garage. To the rear, a generous stepped garden offers plenty of room for children to play, pets to roam, or simply to enjoy the sun from the flagged seating area. The flexible garage conversion with it's French doors is a fantastic bonus and would easily become an office, gym or summer room including a bar.

Situated just a short walk from Morrisons supermarket and a range of everyday amenities, you'll have shops, schools, and leisure facilities on your doorstep. Beverley town centre, with its historic market, boutique shopping and renowned dining, is only a few minutes' drive. The property locations enjoys excellent transport links, with convenient access to the new dual carriageway providing easy connections to surrounding towns and major routes via the A164 and A1079 connect you easily to Hull, York and beyond.

Get in touch to book your viewing today!

**ACCOMMODATION COMPRISES**

**ENTRANCE HALLWAY**
uPVC entrance door and a carpeted floor.

**LOUNGE** 14' x 11'1" (4.27m x 3.38m)
Wood door with chrome handles, carpeted floor, chrome pendant light fitting, fire place with electric fire and a front aspect uPVC double glazed window.

**DINING ROOM** 10'7" x 7' (3.23m x 2.13m)
Carpeted floor, chrome pendant light fitting and uPVC French doors to the rear garden.

**KITCHEN** 10' x 9'6" (3.05m x 2.90m)
Wall and base units, rolled top work surfaces with splash back tiles, stainless steel sink drainer with mixer tap, ceiling spotlight fitting, integrated gas hob with extractor hood over and electric oven under. Plumbing for a washing machine, integrated fridge freezer, rear aspect double glazed window, uPVC door to the side and under stairs cupboard.

**STAIRCASE AND LANDING**
Carpeted floor, pendant light fitting, side aspect uPVC double glazed window, loft hatch and a wooden banister with spindles.

**BATHROOM**
Wood door with chrome handles, ceiling spotlights, rear aspect uPVC double glazed window, chrome towel radiator, bath with mixer tap and mixer shower over. Low flush WC, vanity unit with wash hand basin and mixer tap and full splash back tiling.

**BEDROOM ONE** 13' into wardrobes x 8' (3.96m into wardrobes x 2.44m)
Wood door with chrome handles, pendant light fitting, carpeted floor and a rear aspect uPVC double glazed window.

**BEDROOM TWO** 11' x 8'1" (3.35m x 2.46m)
Wood door with chrome handles, carpeted floor, pendant light fitting, fitted wardrobes and a front aspect uPVC doubelglazed window.

**BEDROOM THREE** 7'4" x 6'10" (2.24m x 2.08m)
Wood door with chrome handles, pendant light fitting, carpeted floor, airing cupboard and a front aspect uPVC double glazed window.

**EXTERNAL**
To the front is a lawned garden. There is a side driveway allowing for plenty of off street parking, leading to a detached garage/ bar.

To the rear of the property there is a two tiered rear garden with paved seating area, lawned gardens, private rear and set in a fenced surround.

**SUN ROOM/OFFICE** 13' x 8' (3.96m x 2.44m)
Converted from the garage with French doors opening to the rear garden, sun room or numerous uses and fully equipped with electrical sockets and TV ariel.

**GARAGE** 9'3" x 6'2" (2.82m x 1.90m )
With manual door power and light.

**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 :**
Staniford 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@stanifords.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

## 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