

staniford
grays



25 Teal Close, Walkington, Beverley, HU17 8TW

£329,950





25 Teal Close

Beverley, HU17 8TW

- EXTENDED DETACHED FAMILY HOME
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- THREE BEDROOMS
- FANTASTIC VILLAGE LOCATION
- BEAUTIFULLY PRESENTED
- LOVELY MATURE REAR GARDEN

Set in a quiet cul-de-sac just a short walk from Walkington's village centre, this extended three bedroom detached home offers the perfect blend of modern family living and village charm.

Beautifully presented, spacious and flexible, it features a garage conversion (currently a dining room) but could be a playroom or home office. A bright welcoming lounge with French doors to the rear garden, allowing you to take advantage of the patio and garden. A modern fitted kitchen, utility room and cloakroom/WC for added convenience.

Upstairs, you'll find two well proportioned double bedrooms, a versatile single bedroom currently used as an office, and a contemporary family bathroom with a walk-in shower enclosure.

Outside, there's ample off-street parking to the front, while the rear garden is a true highlight — a sunny, private space with a smart patio area ideal for alfresco dining, mature borders, and a handy garden shed.

Don't miss this one, book your viewing today!



£329,950



ACCOMMODATION COMPRISES

ENTRANCE HALL 12'10" x 5'11" (3.93m x 1.81m)
Composite entrance door with glass panels, laminate wood floor, pendant light fitting, side aspect uPVC double glazed window and an under stairs cupboard.

LOUNGE 20'4" x 11'5" (6.20m x 3.49m)
Wooden door with glass panels and chrome handles, front aspect uPVC double glazed window, two pendant light fittings, laminate wood floor, uPVC double glazed French doors to the rear garden, fire place gas fire, wooden mantle piece and a quartz hearth.

KITCHEN 10'10" x 9'1" (3.32m x 2.77m)
Wooden door with two panels and chrome handles, laminate wood floor, chrome spotlight fitting, rear aspect uPVC double glazed window, one and a half drainer sink with mixer tap, integrated electric hob with extractor above, oven and grill. A range of wall and base units with integrated under counter fridge and freezer.

DINING ROOM 16'4" x 8'2" (5m x 2.51m)
Laminate wood floor, two pendant light fittings and a front aspect uPVC double glazed window.

UTILITY ROOM 7'10" x 3'8" (2.40m x 1.12m)
Wooden door with chrome handles, wooden side door with two privacy glass panels to path, laminate wood floor, central ceiling light, rear aspect uPVC double glazed window and plumbing for a washing machine.

CLOAK ROOM 5'1" x 2'10" (1.55m x 0.87m)
Wood door with chrome handles, central ceiling light, tiled floor, rear aspect uPVC double glazed privacy window, low flush WC, pedestal wash hand basin with tiled splash backs.

STAIRCASE AND LANDING 9'6" x 9'6" (2.91m x 2.91m)
Carpeted floor, pendant light fitting, wooden bannister with spindles, side aspect uPVC double glazed window and a loft hatch (boiler housed in loft).

BATHROOM 7'8" x 5'11" (2.34m x 1.81m)
Wood door with chrome handles, vinyl flooring, ceiling spotlights, rear aspect uPVC double glazed window, wash hand basin with vanity unit and mixer tap, splash back tiling, extractor fan, low flush WC, shower enclosure with mixer shower and chrome towel radiator.



BEDROOM ONE 11'4" x 7'9" (3.47m x 2.37m)
Wooden door with chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window and fitted wardrobes.

BEDROOM TWO 11'8" x 8'2" (3.57m x 2.49m)
Wood door with chrome handles, carpeted floor, ceiling spotlights, front aspect uPVC double glazed window and fitted wardrobes.

BEDROOM THREE 8'7" x 5'11" (2.64m x 1.82m)
Wooden door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and a built in cupboard.

EXTERIOR
To the front a gravel driveway with a lawn and hedge surround with flagged path to the front door. To the rear a flagged patio with lawn, fenced surround, mature boarders and flower beds with a flagged side path to the front via a wrought iron gate.

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.

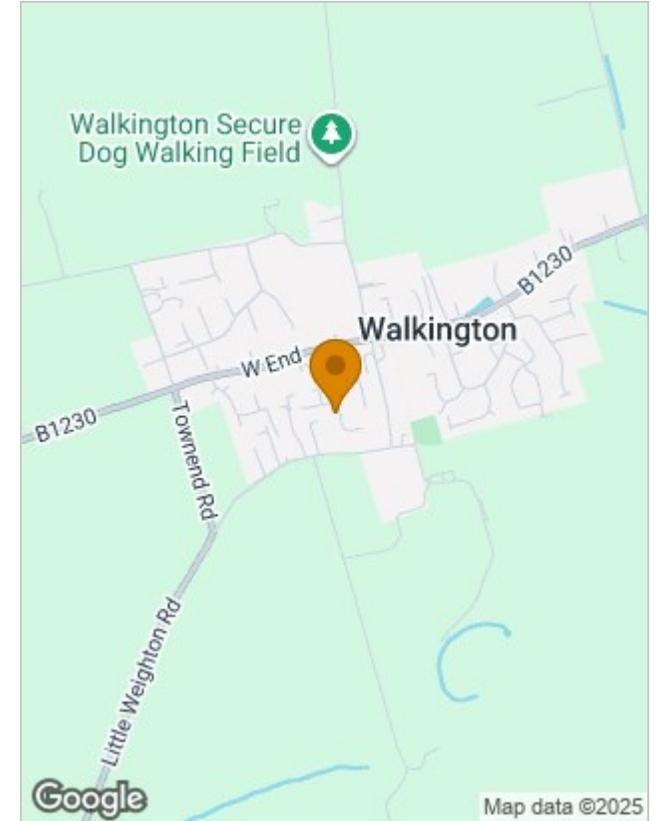
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



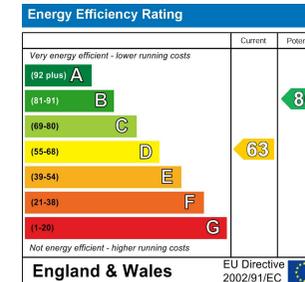
Floor Plans



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.