

**staniford**  
grays



20 Lairgate, Beverley, HU17 8EE

£190,000









# 20 Lairgate

Beverley, HU17 8EE

- CENTRAL BEVERLEY POSITION
- TWO BEDROOMS
- WEST FACING COURTYARD
- MUST VIEW TERRACE HOME
- NO ONWARD CHAIN
- LIVING SPACE OVER THREE FLOORS
- RECENTLY MODERNISED READY TO MOVE IN

A fantastic location and first time buyer or investor opportunity!

Offered for sale with no onward chain, this deceptively spacious two bedroom period home enjoys a highly sought after central Beverley location. Beautifully blending traditional character with a modernised interior, the property retains attractive period features while offering practical, low maintenance living, making it an ideal first step onto the property ladder or a strong investment opportunity.

The accommodation is arranged over three floors and provides flexible living space. The ground floor features an inviting entrance hallway, comfortable lounge, separate dining room/reception space and a fitted kitchen with access to the rear courtyard.

To the first floor is a generous double bedroom and a well appointed bathroom, with a further bedroom located on the second floor, perfect as a bedroom, guest room or home office.

To the rear, a private courtyard offers a quiet outdoor retreat, ideal for low maintenance enjoyment.

The central Beverley position is a real highlight, placing buyers within easy walking distance of the town's vibrant mix of independent shops, cafés, bars and restaurants, as well as Beverley Minster, Flemingate and the train station with direct links to Hull, York and beyond. This prime location also underpins excellent rental demand,



£190,000



## ACCOMMODATION COMPRISES

### GROUND FLOOR

**ENTRANCE HALLWAY** 14'4" x 2'9" (4.39m x 0.84m )  
Wooden entrance door with glass panel inserts, a pendant light fitting and a carpeted floor.

**RECEPTION LOUNGE** 10'9" x 10'8" (3.30 x 3.27)  
Wooden door with chrome handles, carpeted floor, pendant light fitting and a front aspect hardwood double glazed window.

**SECOND RECEPTION ROOM / DINING ROOM** 11'1" x 10'9" (3.40 x 3.30)  
Wooden door with chrome handles, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window.

**BREAKFAST KITCHEN** 10'2" x 6'7" (3.10m x 2.03m )  
Wooden door with chrome handles, wooden rear door with glass panels, rear aspect uPVC double glazed window, central ceiling light, stainless steel drainer sink with mixer tap and a range of wall and base units.

### FIRST FLOOR

#### SATIRCASE AND LANDING

With rear aspect uPVC double glazed window, access is provided to a bathroom and a bedroom, with a fixed staircase access to the second bedroom on the second floor.

**BATHROOM** 11'2" x 9'2" (3.42m x 2.80m )  
Wooden door with chrome handles, vinyl floor, two ceiling lights, rear aspect uPVC privacy glass window and a low flush WC. A pedestal wash hand basin with mixer tap, shower cubicle with mixer shower, bath with mixer tap, chrome towel radiator, extractor fan, boiler cupboard and some splash back tiling.



#### **BEDROOM ONE**

13'11" x 10'9" (4.25 x 3.28)

Wooden door with chrome handles, decorative fireplace, front aspect hardwood double glazed window, carpeted floor, pendant light fitting and a built in cupboard.

#### **SECOND FLOOR STAIRCASE**

With access to bedroom two, pendant light fitting and a carpeted floor.

#### **BEDROOM TWO**

13'10" x 12'4" (4.22m x 3.76m )

Wooden door with chrome handles, carpeted floor, rear aspect uPVC double glazed window and a pendant light fitting.

#### **COURTYARD**

A dedicated courtyard is accessed via a shared access with rear access gate, brick built storage area, brick shed and outhouse. Hard landscaped throughout, with brick walled perimeter boundaries, offering a private and enclosed West facing orientation.

#### **COUNCIL TAX:**

We understand the current Council Tax Band to be B

#### **SERVICES**

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'B'.

#### **TENURE**

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

#### **MORTGAGE CLAUSE**

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@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.









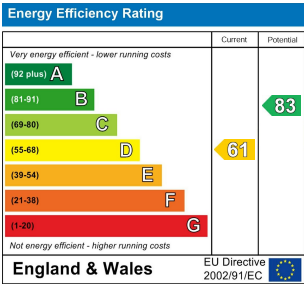
Floor Plans



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.