

staniford
grays



11 Juniper Chase, Beverley, HU17 8GD

£299,950





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Beverley, HU17 8GD

- MODERN TOWN HOUSE
- SUPERB LOCATION
- PRINCIPAL BEDROOM WITH DRESSING ROOM AND ENSUITE
- WALKING DISTANCE TO BEVERLEY TOWN CENTRE
- OFF-STREET PARKING & INTEGRAL GARAGE
- NO ONWARD CHAIN

Modern Three Bedroom Home Moments from Beverley Town Centre

Perfectly positioned in a highly sought after area, this modern townhouse is just a five minute walk from Beverley's Saturday Market, where you'll find an array of shops, restaurants and cafés. Beverley Westwood is also right on your doorstep, with direct access via nearby steps, ideal for scenic walks, family time, or simply enjoying open green space. A well kept play park is also within easy reach, adding to the home's appeal for families.

Positioned in a quiet cul-de-sac, the property offers a degree of privacy while still being at the heart of everything Beverley has to offer. The three bedroom layout provides generous living space, well maintained by the current owner.

Practical features further enhance this home, including off street parking (outside of the permit zone), an integral garage, and a nicely sized lawned rear garden, ideal for relaxing or entertaining.

This property combines convenience and location in one package – a must see for those looking to enjoy Beverley living at its very best.

Get in touch, book your viewing today!



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ACCOMMODATION COMPRISES

ENTRANCE HALL 12'0" x 3'4" (3.66m x 1.02m)
Composite front door with privacy glass panel, carpeted floor, pendant light fitting and storage cupboard.

CLOAK ROOM/WC 6'3" x 2'9" (1.92m x 0.86m)
Wooden door with chrome handles, central ceiling light, front aspect uPVC double glazed window, low flush WC, wash hand basin with vanity unit, splash back tiles.

KITCHEN 12'6" x 6'2" (3.83m x 1.89m)
Wooden door with chrome handles, vinyl floor, central ceiling light, front aspect uPVC double glazed window, a range of wall and base units, integrated four ring gas hob with chrome extractor fan above. Electric oven, plumbing for a dishwasher and washing machine and a stainless steel drainer sink with mixer tap.

LOUNGE 17'11" x 12'11" (longest and widest point) (5.47m x 3.96 (longest and widest point))
uPVC double glazed French doors to patio, two pendant light fittings, carpeted floor, storage cupboard, fire place with chrome electric fire insert.

STAIRCASE AND LANDING 12'11" x 9'7" (3.94m x 2.93m)
Carpeted floor, two pendant light fittings, wooden bannister with spindles, wooden hand rail, loft hatch and airing cupboard.

PRINCIPAL BEDROOM 12'11" x 8'11" (3.95m x 2.73m)
Wooden door with chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window.

DRESSING ROOM 9'8" x 5'7" (2.97m x 1.72m)
Wooden door with chrome handles, central ceiling light, carpeted floor and a loft hatch.

ENSUITE SHOWER ROOM 9'3" x 5'7" (2.84m x 1.71m)
Wooden door with chrome handles, vinyl floor, central ceiling light, rear aspect uPVC double glazed window, low flush WC, shower cubicle with mixer shower, extractor fan, wash hand basin with vanity unit and mixer tap.



BEDROOM TWO 12'10" x 8'8" (3.93m x 2.65m)
 Wooden door with chrome handles, carpeted floor, front aspect uPVC double glazed window and a pendant light fitting.

BEDROOM THREE 11'7" x 9'4" (3.54m x 2.85m)
 Wooden door with chrome handles, pendant light fitting, carpeted floor and a front aspect uPVC double glazed window.

BATHROOM 6'5" x 6'23/4" (1.96m x 1.90m)
 Wooden door with chrome handles, vinyl floor, central ceiling light, extractor fan, wash hand basin with vanity unit and mixer tap, low flush WC, panelled bath with mixer tap and hand held shower with splash back tiling.

GARAGE 17'8" x 9'6" (5.40m x 2.91m)
 With manual up and over door, light, power, pedestrian door and uPVC double glazed window.

EXTERIOR
 To the front a concrete driveway with block paved path to the front door. To the rear a flagged patio area with lawn and fence surround.

COUNCIL TAX:
 We understand the current Council Tax Band to be D

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.

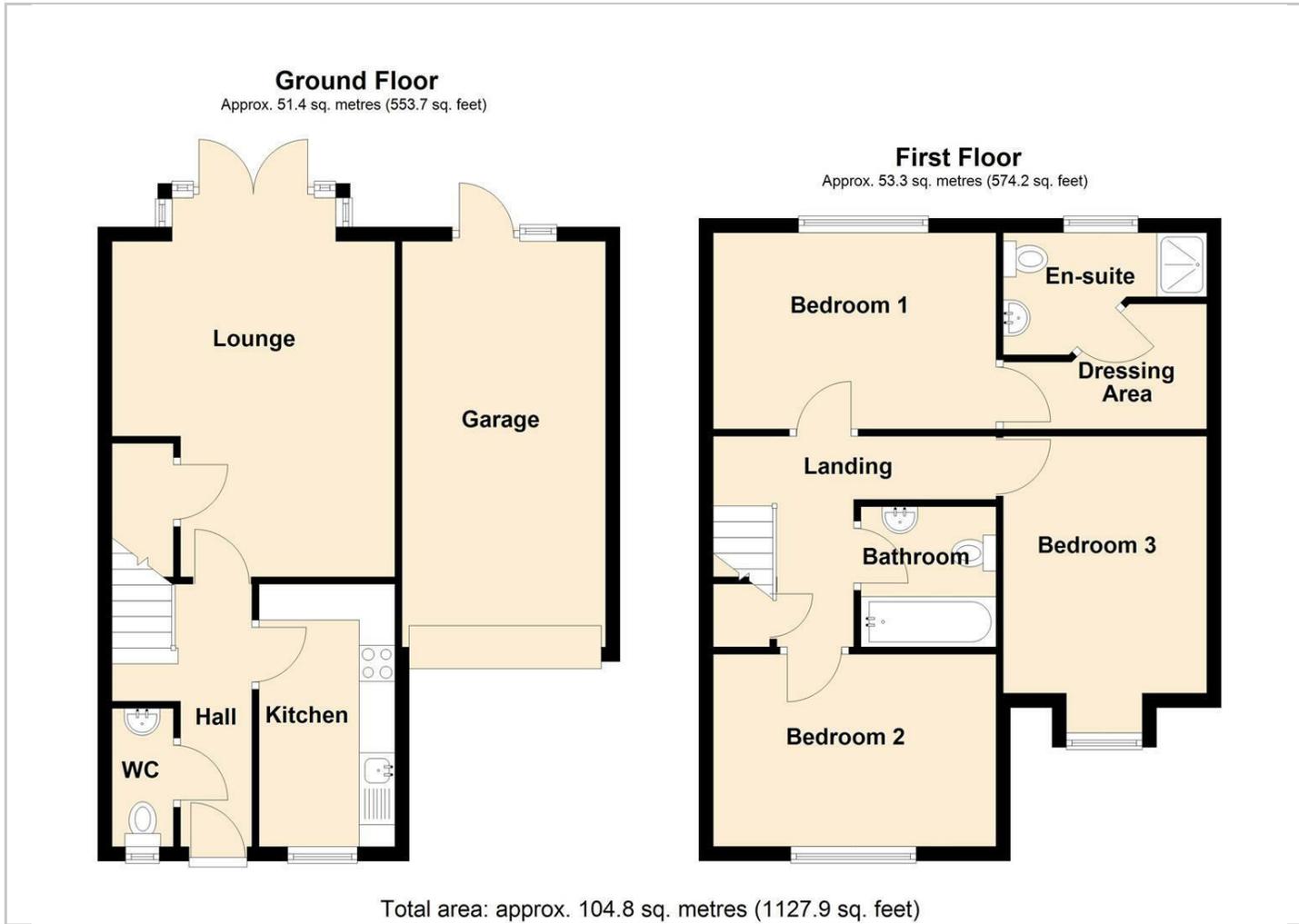
MISREPRESENTATION ACT 1967

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.

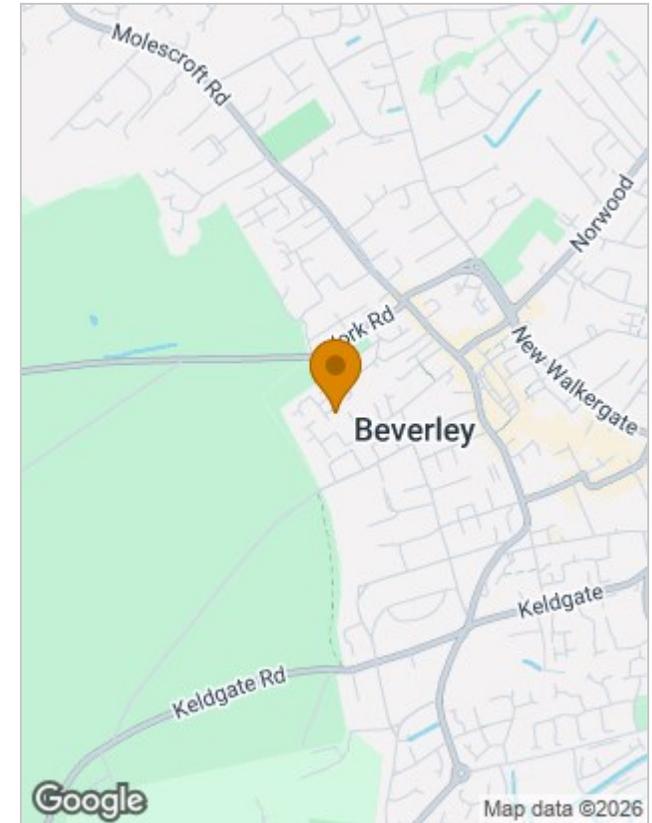
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



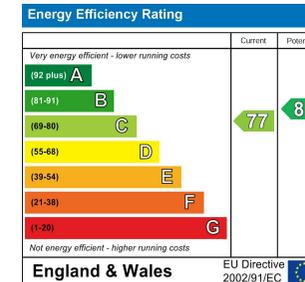
Floor Plans



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.