

**staniford**  
grays



14 Northgate, Walkington, BEVERLEY, HU17 8ST

£230,000

3 1 1

A set of white icons on a yellow background. From left to right: a bed icon, the number '3', a bathtub icon, the number '1', a sofa icon, the number '1', and a three-line menu icon.



# 14 Northgate

BEVERLEY, HU17 8ST

- THREE BED SEMI DETACHED FAMILY HOME
- TWO DOUBLE BEDROOMS
- GENEROUS LOUNGE DINER
- POPULAR VILLAGE LOCATION
- GOOD SIZED REAR GARDEN
- NO ONWARD CHAIN

Situated in the heart of the highly sought after village of Walkington, this three bedroom semi-detached home offers spacious and practical accommodation ideal for a family, first time buyers or those looking to enjoy village living within easy reach of Beverley.

The property features a generous lounge diner, providing a bright and versatile living space perfect for relaxing and entertaining. The kitchen sits to the rear of the home with pleasant views over the garden, while upstairs the property offers two well proportioned double bedrooms and a good sized single bedroom, ideal as a child's room, guest bedroom or home office.

Externally, the property benefits from a spacious rear garden, offering plenty of space for outdoor dining, family activities or further landscaping potential.

Walkington is one of the area's most desirable villages. The village centre is just a short distance away and offers a range of facilities including a village shop, popular pubs and scenic walking routes around Walkington and the surrounding countryside.

Combining generous living space, a pleasant garden and a prime village setting, this property represents an excellent opportunity to secure a home in one of the region's most popular locations.

Get in touch and book your viewing today!



£230,000



## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 6'6" x 5'8" (2m x 1.74m)  
uPVC entrance door with glass panels, laminate floor and an under stairs utility cupboard.

**LOUNGE** 12'8" x 12'0" (3.88m x 3.66m)  
Wooden door with brass knobs, carpeted floor, pendant light fitting, front aspect uPVC double glazed window, fire place with wooden surround and electric fire insert.

**DINING ROOM** 10'7" x 8'9" (3.23m x 2.67m)  
Carpeted floor, uPVC French doors to the rear garden and a pendant light fitting.

**STAIRCASE AND LANDING** 11'0" x 5'8" (3.36m x 1.75m)  
Wooden door with brass handles, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window, loft hatch and wooden banister with spindles.

**BEDROOM ONE** 11'9" x 10'8" (3.59m x 3.27m)  
Wooden door with brass handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.

**BEDROOM TWO** 12'9" x 8'10" (3.91m x 2.71m)  
Wooden door with brass handles, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window.

**BEDROOM THREE** 8'7" x 6'3" (2.64m x 1.93m)  
Wooden door with brass handles, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window.

**BATHROOM** 5'10" x 5'7" (1.79m x 1.72m)  
Wooden door with brass handles, tiled floor, rear aspect uPVC double glazed window, ceiling spotlights, chrome towel radiator, splash back tiles, extractor fan, bath with mixer tap and shower, pedestal wash hand basin with mixer tap, low flush WC and a storage cupboard.



#### **KITCHEN**

13'6" x 8'7" (4.14m x 2.63m )

Wooden door with brass handles, uPVC side door, tiled floor, ceiling spotlights, integrated four ring gas hob, electric oven, plumbing for a washing machine and a range of wall and base units.

#### **EXTERIOR**

To the rear a flagged patio with lawned garden, shed and flagged patio area. To the front concrete steps to the front door with a lawn 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 :**

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

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

## 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.