

staniford
grays



4 Thompson Avenue, Beverley, HU17 0BG

£164,950





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Beverley, HU17 0BG

- SPACIOUS MID TERRACED PROPERTY
- OFF STREET PARKING
- THREE BEDROOMS
- GOOD SIZED REAR GARDEN
- GAS CENTRAL HEATING
- IDEAL STARTER HOME

The house boasts three spacious bedrooms, each designed to provide a peaceful retreat at the end of the day. Natural light floods through the windows, creating a warm and inviting atmosphere throughout the home. The single bathroom is well-appointed, catering to the needs of the household with ease.

Situated in a desirable location, this property benefits from close proximity to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. The vibrant community of Beverley offers a range of shops, cafes, and recreational facilities, ensuring that everything you need is just a stone's throw away.



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ACCOMMODATION COMPRISES

ENTRANCE PORCH 3'8" x 3'6" (1.12m x 1.07m)
uPVC entrance door with privacy glass panels, carpeted floor and a pendant light fitting.

LOUNGE 12'10" x 13'1" (3.92m x 4m)
Wood door with chrome handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.

DINING ROOM 11'5" x 8'4" (3.48m x 2.56m)
Wood door with chrome handles, carpeted floor, pendant light fitting and an understairs cupboard.

KITCHEN 14'8" x 6'11" (4.49m x 2.11m)
Rear aspect uPVC double glazed window, central ceiling light, carpeted floor, uPVC double glazed rear door, a range of wall and base units with stainless steel drainer sink and mixer tap.

SHOWER ROOM 8'4" x 5'4" (2.55m x 1.65m)
Wood door with plastic knobs, vinyl floor, central ceiling light, low flush WC, pendant light fitting, shower cubicle with mixer shower, full splash back tiling, ceiling mounted extractor fan and uPVC double glazed window.

STAIRCASE AND LANDING
Carpeted flooring with loft hatch, pendant light fitting and wooden hand rail.

BEDROOM ONE 17'5" x 9'8" (5.32m x 2.95m)
Wooden door with chrome handles, carpeted floor, pendant light fitting, two front aspect uPVC double glazed windows.

BEDROOM TWO 11'8" x 8'11" (3.58m x 2.73m)
Wooden door with brass handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window and two built in cupboards.



BEDROOM THREE

8'5" x 8'0" (2.57m x 2.45m)

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

EXTERIOR

To the front a gravel drive with a flagged path to the front door and picket fence surround. To the rear a lawn garden with a concrete pad, metal pergola and fence surround.

COUNCIL TAX:

We understand the current Council Tax Band to be A

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.





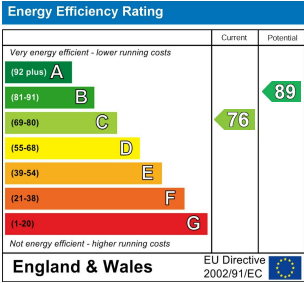
Floor Plans



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.