

# staniford grays



4 Harrison Mews, Beverley, HU17 0FS

£259,950





# 4 Harrison Mews

Beverley, HU17 0FS

- SUPERB FLEMINGATE LOCATION
- OPEN PLAN KITCHEN DINER
- LOW MAINTNENCE GARDEN
- THREE BEDROOMS
- TWO OFF STREET PARKING SPACES
- WELL MAINTAINED THROUGHOUT

A beautifully presented three bedroom town house in a fantastic Flemingate location.

Set within the highly sought after Flemingate area of Beverley, this beautifully presented three bedroom mews style town house offers modern living in a superb and convenient location. Ideal for professionals, young families or downsizers, the property combines open plan living with the benefit of off street parking and a low maintenance private rear garden.

The heart of the home is a stunning open plan kitchen and dining space, designed for day to day living and entertaining. French doors open directly onto the rear patio garden, creating a bright and sociable environment with a seamless connection between indoor and outdoor spaces. The garden provides a pleasant seating area, perfect for relaxing or summer dining.

Upstairs, the property offers three well proportioned bedrooms, including two comfortable double rooms and a third single bedroom which is currently arranged as a dressing room. A contemporary family bathroom serves the accommodation and features a shower over the bath.

Externally, the property benefits from two off street parking spaces and an attractive rear patio garden with French doors leading from the kitchen diner.

The location is a particular highlight. The home sits within easy the vibrant Flemingate retail and leisure development, which offers a wide range of shops, restaurants,



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## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 13'0" x 6'5" (3.98m x 1.97m )  
uPVC entrance door, entrance matting, laminate flooring and ceiling spotlights.

**CLOAK ROOM/WC** 5'6" x 2'9" (1.69m x 0.86)  
Oak door with chrome handles, laminate flooring, wall light, low flush WC and a pedestal wash hand basin with mixer tap.

**LOUNGE** 13'0" x 10'6" (3.98m x 3.21m )  
Oak door with chrome handles, carpeted floor, central ceiling chrome light fitting and two front aspect uPVC double glazed windows.

**KITCHEN/DINER** 17'2" x 11'4" (5.25m x 3.46m )  
Oak door with chrome handles, laminate floor, rear aspect uPVC double glazed window, uPVC French doors to the rear garden, ceiling spotlights and two sets of pendant light fittings. A range of wall and base units with quartz work tops, splash back tiling, extractor hood, integrated electric oven and four ring electric hob, dishwasher, washer dryer and a porcelain drainer sink with mixer tap.

**STAIRCASE AND LANDING** 10'8" x 7'4" (3.27m x 2.24m )  
Carpeted floor, pendant light fitting, wooden banister spindles and a loft hatch.

**PRINCIPAL BEDROOM** 13'8" x 10'1" (4.18m x 3.09m )  
Oak door, chrome handles, carpeted floor, two front aspect uPVC double glazed windows, ceiling spotlights and two fitted wardrobes.

**BATHROOM** 7'5" x 5'6" (2.27m x 1.69m )  
Oak door with chrome handles, vinyl floor, ceiling spotlights, bath with mixer shower and tap. A low flush WC, pedestal wash hand basin with mixer tap and built in audio system.



### **BEDROOM TWO**

9'10" x 9'10" (3m x 3m )

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

### **BEDROOM THREE**

9'4" x 6'7" (2.87m x 2.03m )

Oak door with chrome handles, carpeted floor, ceiling spotlights and a rear aspect uPVC double glazed window.

### **EXTERIOR**

To the front a parking bay, black metal fence and flagged path to the front door. To the rear a flagged patio garden with fence surround and rear access 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 :**

Stanford 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@stanfordsg.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**

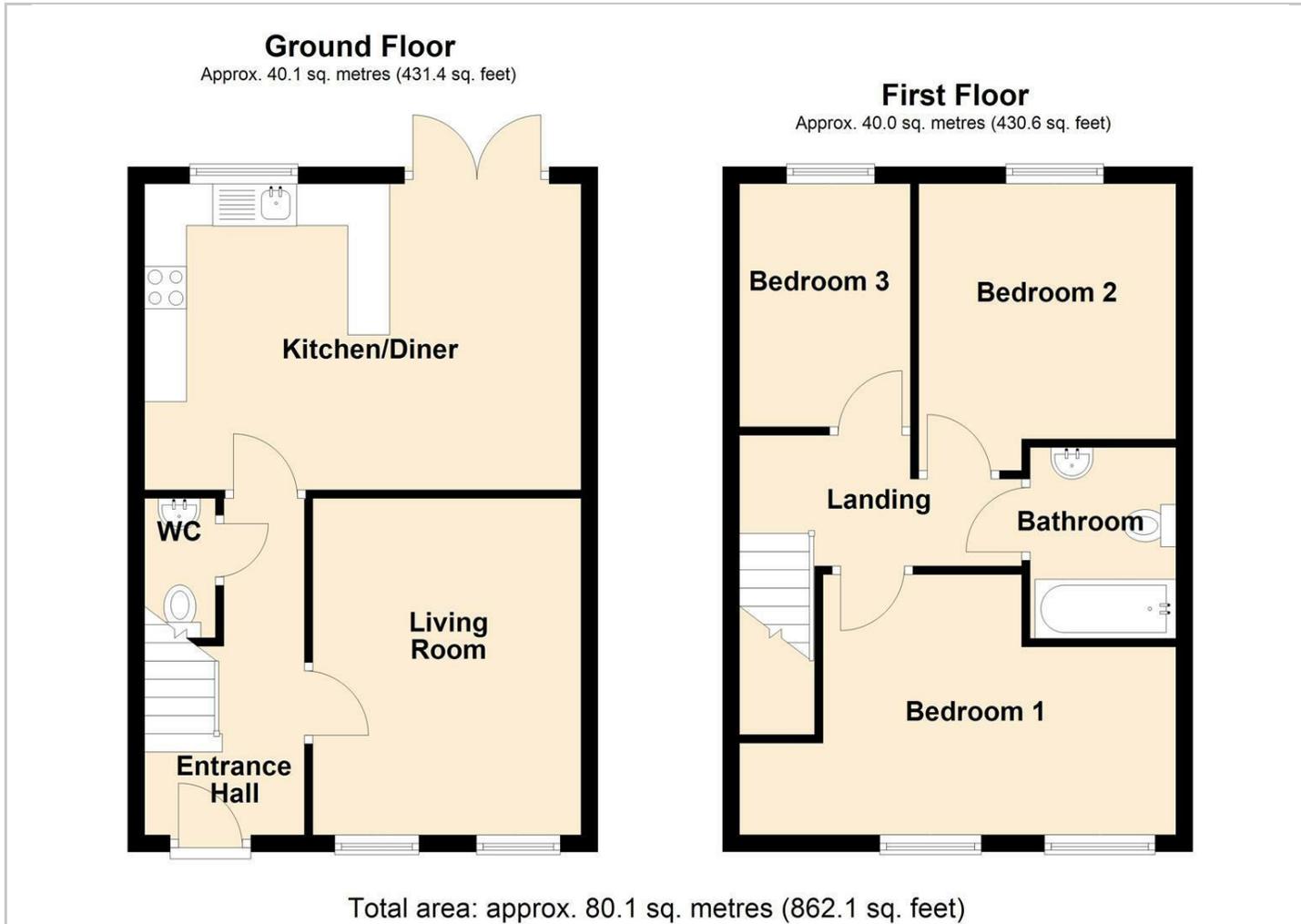
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal 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



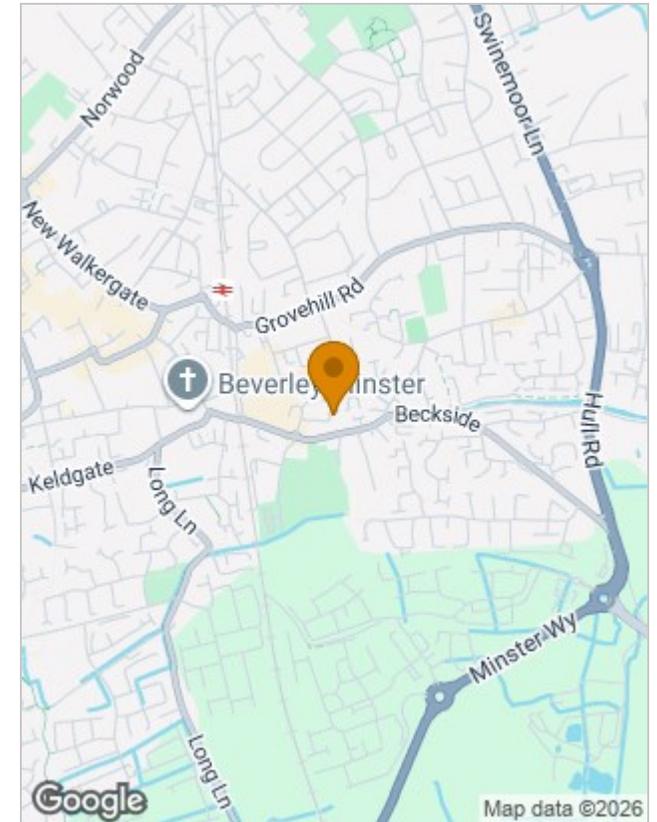
## Viewing

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.

18 North Bar Within, Beverley, East Riding of Yorkshire,  
Tel: 01482 866304 Email: bevsales@stanifords.com

## Location Map



## Energy Performance Graph

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