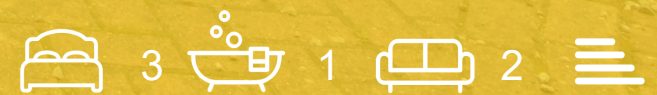


**staniford**  
grays



7 Holgate Close, Beverley, HU17 0RQ

£215,000





# 7 Holgate Close

Beverley, HU17 0RQ

- BEAUTIFULLY PRESENTED FAMILY HOME
- OPEN PLAN KITCHEN/DINING/DAY ROOM
- OFF STREET PARKING
- THREE BEDROOM DEMI DETACHED
- SPACIOUS LOUNGE
- IDEAL FOR FIRST TIME BUYERS

A beautifully presented and extended three bedroom semi detached family home, situated in a highly regarded residential area to the south east of Beverley town centre.

This property has been considerably extended and enhanced, blending a contemporary style with practical family living. A welcoming entrance hall features a convenient, modern downstairs cloakroom/WC and leads into the lounge. A spacious yet cosy lounge, perfect for relaxing evenings with a front facing window. The true heart of this home is the fantastic, extended open plan kitchen, dining, day room. With modern family life and entertaining in mind, it features a contemporary fitted kitchen, ample space for a large dining table and a dedicated living/day area that has French doors to the rear garden and floods with natural light.

To the first floor a central landing leads to three beautifully presented, well proportioned bedrooms. The family bathroom is fitted with a modern three piece suite. Outside the property offers off street parking to the side. An open garden at the front with a private rear an enclosed lawned garden with flagged patio area.

Get in touch, book your viewing today!



£215,000



## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 5'9",m x 3'2" (1.76,m x 0.99m)  
Composite entrance door, carpeted floor, chrome light fitting and a side aspect uPVC double glazed window.

**CLOAKROOM/WC** 5'9" x 2'4" (1.76m x 0.73m )  
Wooden door with brass handles, central ceiling light, front aspect uPVC privacy window, low flush WC, vanity unit with wash hand basin and splash back tiling.

**LOUNGE** 15'8" x 14'4" (4.78 x 4.37)  
Wooden door with brass handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window, staircase to first floor, fire place with wooden surround, tiled back and brushed chrome electric fire insert.

**KITCHEN/DAY ROOM**  
Fitted kitchen comprising an excellent range of matching base and wall units with timber work surfaces, stainless steel sink and mixer tap. Integrated ceramic electric hob with chimney hood above, electric double oven and built in microwave. Tiled floor, integrated dishwasher, cabinet down lights and kick space lighting. A double radiator, two side aspect uPVC double glazed windows, double glazed patio doors to the rear garden, two double glazed Velux skylight windows. Utility cupboard with plumbing for a washing machine.

**STAIRCASE AND LANDING** 8'0" x 5'10" (2.46m x 1.79m )  
Carpeted floor, central ceiling light, side aspect uPVC double glazed window, loft hatch and a wooden banister with iron spindles.

**BEDROOM ONE** 10'9" x 8'3" (3.29m x 2.53m )  
Wooden door with brass handles, carpeted floor, fitted wardrobes, pendant light fitting and a front aspect uPVC double glazed window.

**BEDROOM TWO** 10'10" x 8'3" (3.30 x 2.51)  
Wooden door with brass handles, laminate floor, pendant light fitting and a rear aspect uPVC double glazed window.



### **BEDROOM THREE**

10'2" x 5'10" (3.11m x 1.79m )

Wooden door with brass handles, laminate floor, pendant light fitting, front aspect uPVC double glazed window and airing cupboard.

### **BATHROOM**

6'1" x 5'7" (1.87m x 1.72m )

Wooden door with brass handles, tiled floor, ceiling spotlights, rear aspect uPVC privacy window, low flush WC, bath with electric shower over, vanity unit with wash hand basin and mixer tap and splash back tiles.

### **EXTERIOR**

To the front is an open lawned garden with gravelled parking space. There is a paved and gravelled side drive providing further parking and gated access into a private rear garden. The rear is laid to lawn with paved patio area with wooden fenced and hedged perimeters.

### **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 :**

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting homebuyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

### **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.

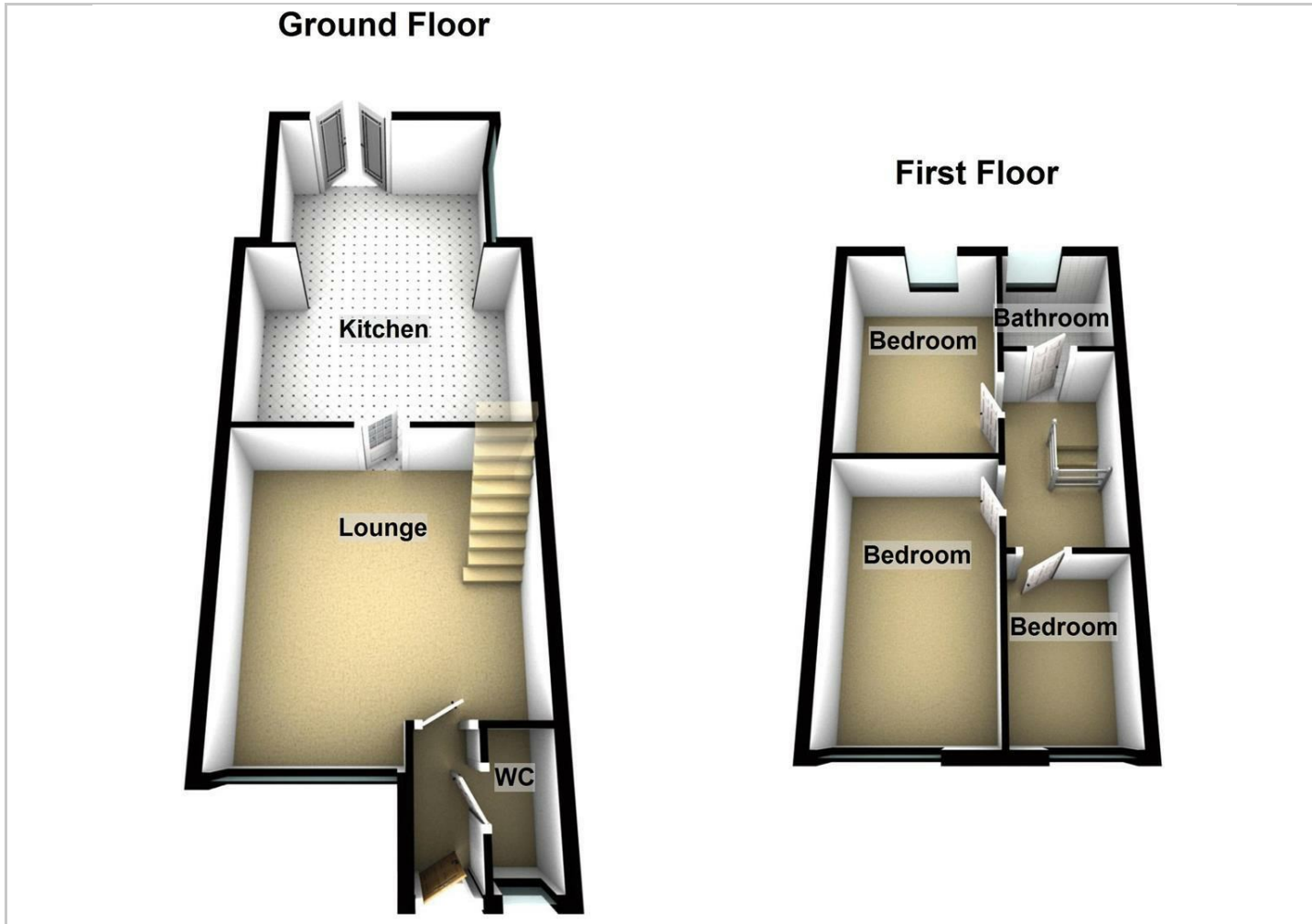
### **MISREPRESENTATION ACT 1967**

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.

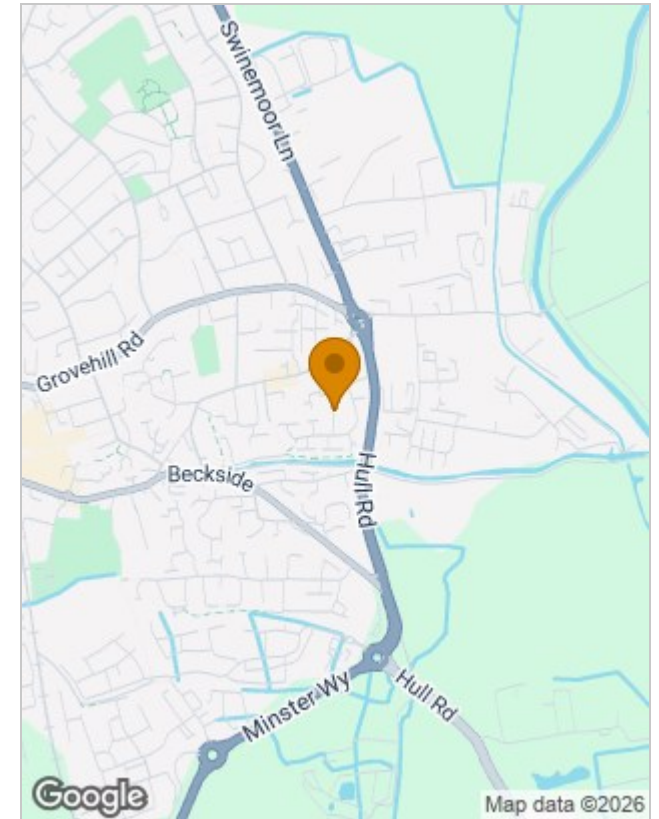
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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