



8 The Causeway, Beverley, HU17 9JL

£174,950





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Beverley, HU17 9JL

- CLOSE TO BEVERLEY TOWN CENTRE
- GARAGE AND GENEROUS OFF STREET PARKING
- NO ONWARD CHAIN
- CLOSE TO BOTH BUS AND TRAIN STATIONS

- THREE BEDROOMS
- GAS CENTRAL HEATING
- INVESTMENT OPPORTUNITY
- IDEAL FOR FIRST TIME BUYERS

A fantastic opportunity to own and improve this three bedroom semi detached family home and make it your own has become available. Located in the central position close to Tesco supermarket and a short walk into the centre of Beverley, as well as close proximity to the Bus and Train stations, the property offers off street parking for numerous vehicles as well as a garage. and enjoys generous front and rear gardens with a vegetable plot. With gas central heating, rear conservatory, spacious kitchen and living room this property has a lot on offer.

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ACCOMMODATION COMPRISES

ENTRANCE PORCH

6'3" x 2'7" (1.93 x 0.81)
Accessed via aluminum double glazing with privacy glass panels, vinyl floor, aluminum double glazed privacy glass windows.

LOUNGE

12'2" x 11'10" (3.72 x 3.63)
Carpeted floor, wood door with brass handles, French doors with brass handles and ten privacy glass panels. Front aspect aluminum double glazed window, radiator, fireplace with marble back. Wooden mantle place, and ceiling roses.

HALLWAY

5'4" x 6'4" (1.63 x 1.95)
Wood door with brass handles 15 privacy glass panels, carpeted floor, pendant light fitting, wall mounted radiator.

BATHROOM

6'4" x 5'4" (1.95 x 1.63)
Woods door with brass handles, vinyl floor, ceiling mounted light fitting, aluminum privacy window with rear aspect radiator, low flush WC, wash hand basin with brass taps and vanity unit. Bath with mixer tap and mixer shower over, wall mounted extractor, wall mounted electric heater.

KITCHEN

12'2" x 10'2" (3.71 x 3.12)
Wood door with Russ handles and 15 privacy glass panels aluminum back door with two proof C Class panels, ceiling mounted light fitting, aluminum double glazed rear aspect window, one and a half bowl stainless steel sink with mixer tap, marble effect work tops and tiling to splashbacks. Wood extract fan, space for washer and dishwasher and fridge freezer. Wood affect vinyl floor.

STAIRCASE AND LANDING

8'5" x 5'8" (2.59 x 1.75)
Carpeted floor, pendant light fitting, loft hatch with ladder, two wood hand rails.

BEDROOM ONE

17'1" x 11'10" (5.22 x 3.63)
Wood door with brass handles, carpeted floor, two three bulb ceiling mounted light fittings, wall mounted radiator, aluminum double glazed window with front aspect, two fitted wardrobes, two bulb brass wall light fitting.

**BEDROOM TWO**

12'2" x 8'3" (3.73 x 2.54)
Wood door with brass handles, carpeted floor, three bulb pendant light fitting, aluminum double glazed window with rear aspect, wall mounted radiator.

BEDROOM THREE

8'5" x 6'2" (2.58 x 1.90)
Wood door with brass handles, carpeted floor, pendant light fitting, aluminum double glazed window with rear aspect, wall mounted radiator, single fitted wardrobe.

EXTERNAL

Front Garden: The property features a well-maintained front garden with lawn, complemented by shale borders and a block and fence surround, offering privacy and curb appeal.

Rear Garden: At the rear of the property, there are two parking spaces and a single garage with a manual up-and-over door for convenient access. The garden includes a flagged patio area, surrounded by a sturdy brick and block wall with wooden fencing for added seclusion. A concrete hardstanding area provides additional space, currently a vegetable plot, complete with a greenhouse.

COUNCIL TAX:

We understand the current Council Tax Band to be B

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.

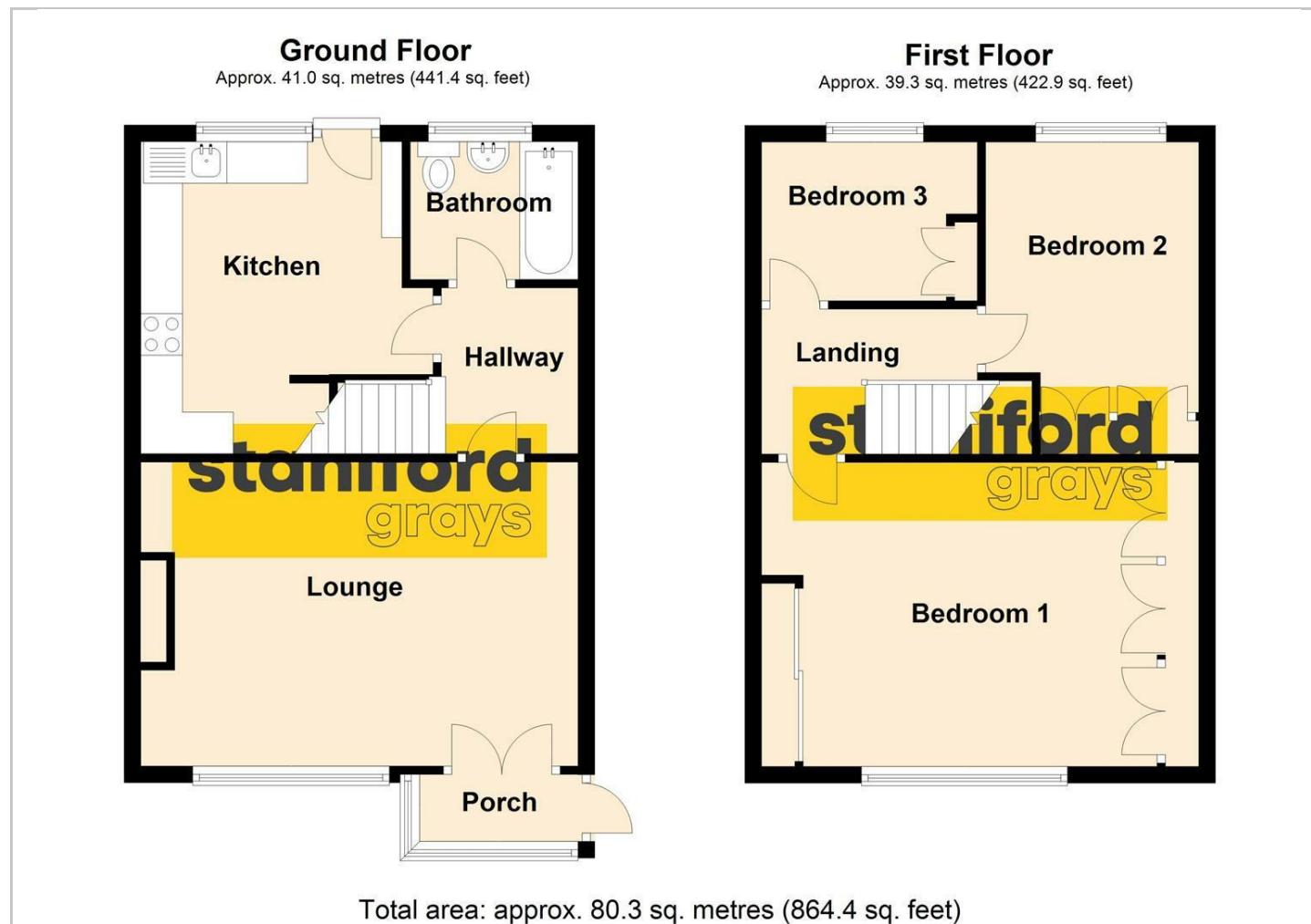
MISREPRESENTATION ACT 1967

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.



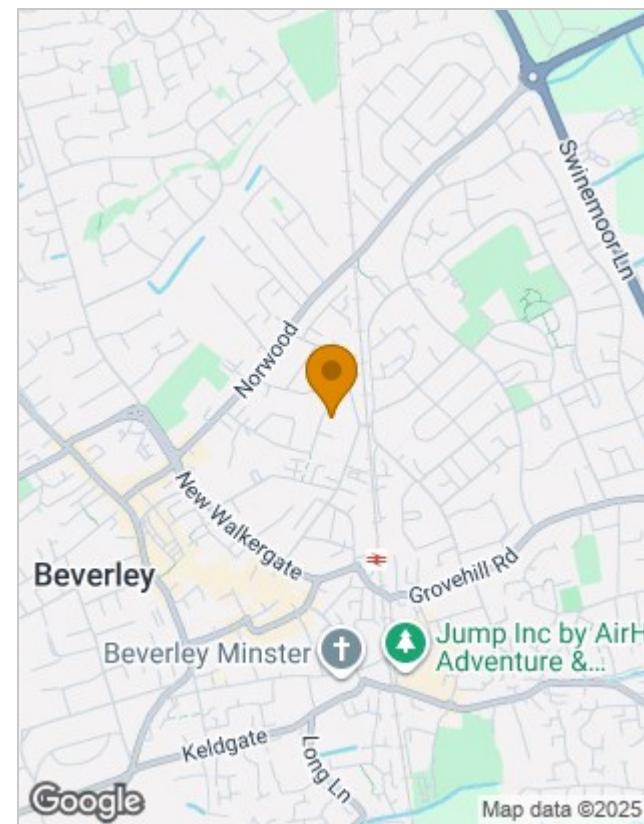
Floor Plans



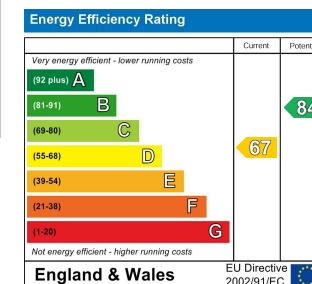
Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

Location Map



Energy Performance Graph



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.