

**staniford**  
grays



15 The Paddock, Beverley, HU17 7HQ

Offers In The Region Of £270,000





# 15 The Paddock

Beverley, HU17 7HQ

- READY TO MOVE IN LIVING
- GARAGE AND OFF STREET PARKING
- FAMILY HOME
- PRIVATE GARDENS
- THREE BEDROOMS
- SUN ROOM
- SOUGHT AFTER LOCATION
- DECEPTIVELY SPACIOUS

EXTENDED FAMILY HOME WITH PRIVATE AND ENCLOSED SOUTH-WEST FACING GARDENS. A SUPERB OPPORTUNITY TO PURCHASE A READY TO MOVE IN PROPERTY WITH A HIGH STANDARD OF PRESENTATION THROUGHOUT.

Nestled in the charming area of The Paddock, Beverley, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting open plan reception rooms provide a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

With its spacious living areas and convenient location, it is sure to attract interest from a range of buyers. Do not miss the chance to make this lovely property your new home.

NO ONWARD CHAIN.



Offers In The Region Of £270,000



## GROUND FLOOR

**HALLWAY** 12'10" x 5'8" (3.93 x 1.73)  
Accessed via composite entrance door. A welcoming entrance to this smartly appointed family home. UPVC side aspect privacy window with staircase approach to first floor level.

**LOUNGE** 12'10" x 11'7" (3.93 x 3.55)  
Enjoying good levels of natural daylight and open plan in nature. Accessed via wood door with chrome handles, carpeted floor, light fitting, uPVC double glazed front aspect bay window, fireplace with tiled hearth and back with wood mantelpiece and log burning stove.

**DINING AREA** 2.96m x 2.90  
A versatile space leading from the Lounge area with potential to be used as a playroom also. Light fitting and a carpeted floor.

**SUN ROOM** 11'1" x 8'4" (3.39 x 2.56)  
With full open garden outlook to the South Westerly orientation providing an abundance of natural daylight. Wood door with chrome handles to kitchen, vinyl floor, pendant light fitting, Bi-fold rear aspect double glazed doors really add to the lifestyle appeal with access to the private gardens.

**KITCHEN** 12'5" x 7'7" (3.79 x 2.32)  
Wood door with chrome handles, luxury vinyl floor, inset spotlights, uPVC double glazed rear aspect window, appliances include dishwasher, plumbing washing machine, integrated oven, one and a half drainer sink with mixer tap, integrated four ring gas hob, new fridge freezer, stainless steel splashback, stainless steel extractor hood and tiled splashbacks.

**LANDING AND STAIRCASE** 11'8" x 5'4" (3.57 x 1.65)  
Carpeted floor, pendant light fitting, uPVC double glazed side aspect window, wooden bannister with spindles and storage cupboard.

**BEDROOM ONE** 10'11" x 9'11" (3.34 x 3.03)  
Of double bedroom proportions. Wood door with chrome handles, carpeted floor, pendant light fitting, uPVC rear aspect window and fitted wardrobes.

**BEDROOM TWO** 12'7" x 8'0" (3.84 x 2.44)  
Of double bedroom proportions. Wood door chrome handles, carpeted floor, pend light fitting, uPVC double glazed front aspect window and fitted wardrobes.

**BEDROOM THREE** 7'8" x 7'11" (2.34 x 2.42)  
Wood door with chrome handles, carpeted floor, pendant light fitting, uPVC front aspect double glazed window.



**BATHROOM**

7'6" x 5'4" (2.31 x 1.65)

Wood door with chrome handles, vinyl floor, four spotlights, wall mounted radiator, uPVC rear aspect privacy glass window, uPVC side aspect privacy glass window, low flush WC, half pedal washed hand basin, P-shaped bath with shower over and full splashback tiling.

**EXTERNAL**

Occupying a pleasant street scene in close proximity to a number of nearby amenities and within walking distance to the nearby historic town centre and primary and secondary schools.

To the front a gravel parking area provides parking for one car, with parking for an additional car in front of the garage via a concrete driveway.

Private and enclosed gardens feature to the rear with no overlooking and a bright South westerly facing orientation.

To the rear there is a decked seating area with gravel leading to a synthetic low-maintenance lawn and a single garage with mature trees and shrubs in the borders with fenced surround and garden gate leading to the shared drive and concrete hard standing.

**GARAGE**

17'4" x 9'0" (5.30 x 2.76)

Manual up and over door, full power and lighting

**FIXTURES AND FITTINGS**

Various quality fixtures and fittings may be available by separate negotiation.

**SERVICES**

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'C'.

**TENURE**

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

**VIEWING**

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

**WEBSITES**

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

**MORTGAGE CLAUSE**

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@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.

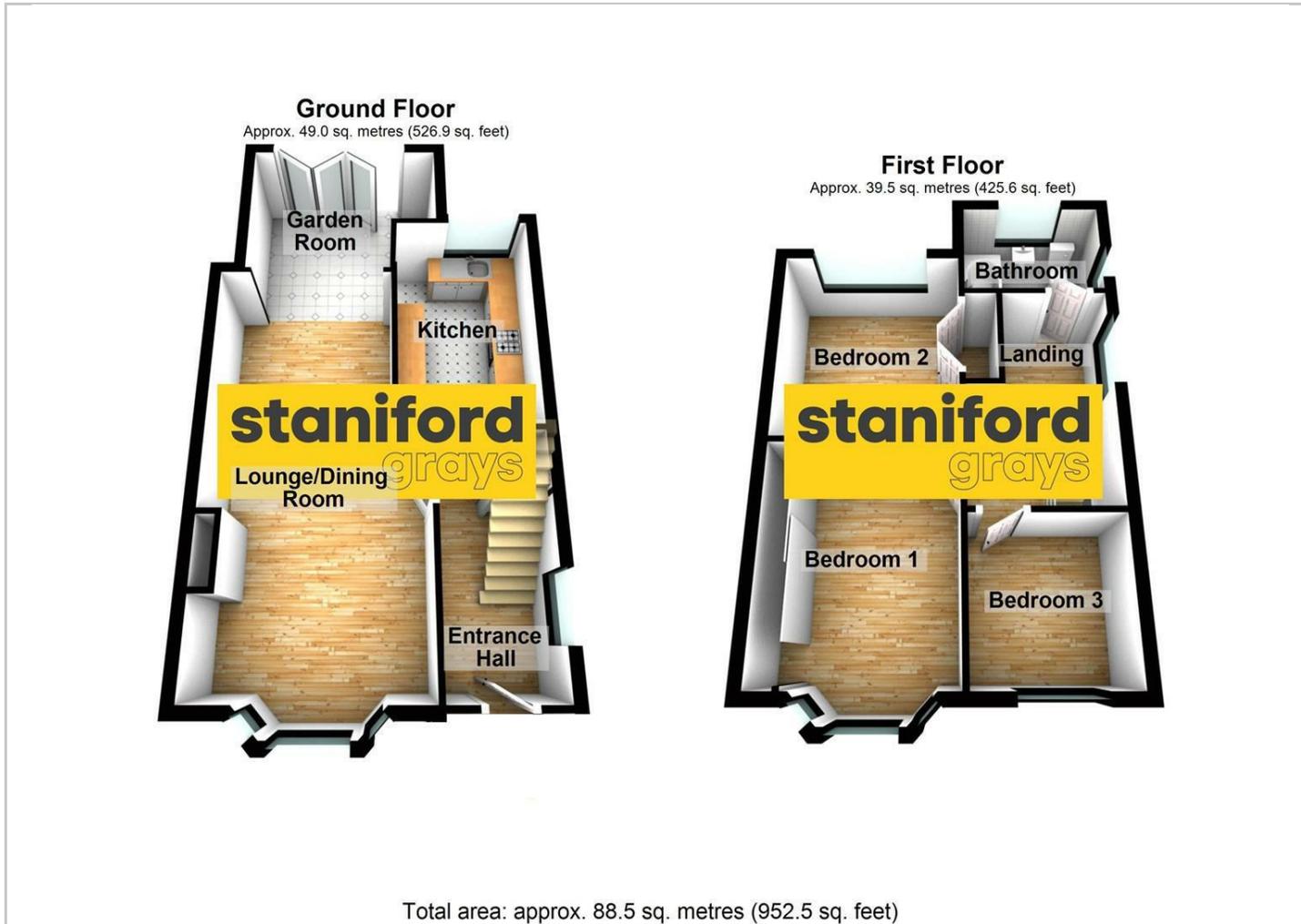
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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

**FEES**

The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



## Floor Plans



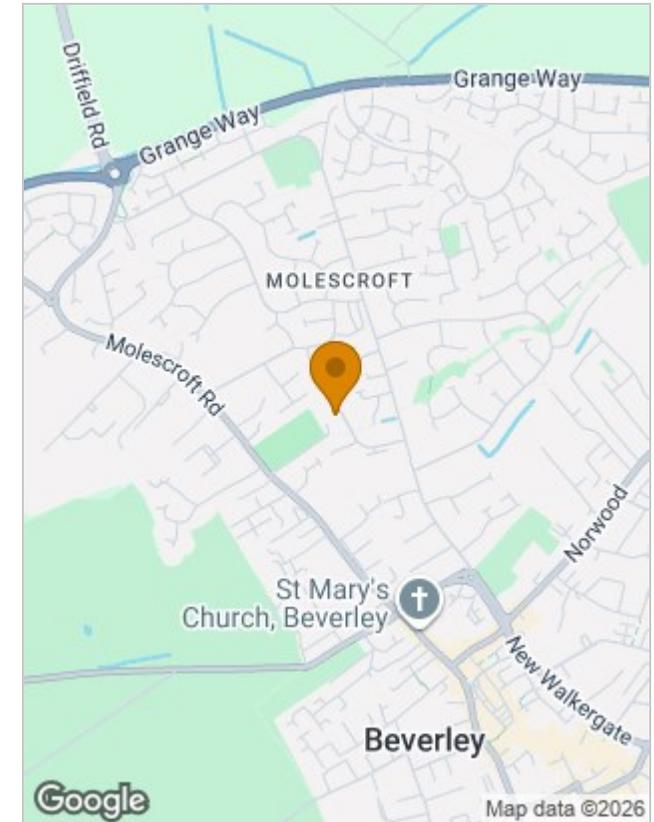
## Viewing

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

