

**staniford**  
grays



49 Wingfield Way, Beverley, HU17 8XE

£175,000









# 49 Wingfield Way

Beverley, HU17 8XE

- £5000 ALLOWANCE TOWARDS DEPOSIT
- MODERN TWO BEDROOM HOME
- PARKING SPACE
- BEAUTIFULLY PRESENTED
- TWO DOUBLE BEDROOMS
- REAR LAWNED GARDEN

A welcoming beautifully presented two bedroom modern terraced home, tucked away in a quiet area of Beverley.

Inside there is a bright, inviting ground floor living space with a modern fitted kitchen and an open plan lounge diner, complete with French doors that open onto the private rear garden, ideal for summer BBQs or a peaceful morning coffee. The low maintenance front garden and allocated parking space add to the appeal for busy weekdays. Upstairs there are two well proportioned double bedrooms and a first floor bathroom with a shower over the bath, offering practicality.

The location truly completes the package. Living here puts you just minutes by bike or car from Beverley railway station, with fast trains to Hull and beyond, making commutes or day trips straight forward. Meanwhile, the charm of the historic town centre is within easy reach: a short ride takes you to Saturday or Wednesday Market, Flemingate retail centre and the independent shops, cafés, pubs and restaurants that give Beverley its reputation as one of Yorkshire's most desirable market towns. Schools, local amenities and transport connections are all close, helping you enjoy a relaxed lifestyle without compromising on convenience.

In short: a stylish two bedroom home, ready to move into, set in one of Beverley's most convenient and well connected locations, ideal as a first home, a rental investment, or a comfortable downsizing option.

Book your viewing and get in touch today!



£175,000



## ACCOMMODATION COMPRISES

### ENTRANCE PORCH

5'0" x 3'9" (1.53m x 1.16m )  
Composite entrance door with privacy glass panels, laminate floor, central ceiling lights and a storage cupboard.

### KITCHEN

8'11" x 6'10" (2.72m x 2.09m )  
Wooden door with brushed chrome handles, central ceiling light, laminate floor, front aspect uPVC double glazed window, a range of wall and base units, integrated four ring induction hob and electric oven with extractor above and plumbing for a washing machine, space for a dryer and fridge freezer.

### LOUNGE

13'10" x 12'7" (4.24m x 3.84m )  
Wooden door with brushed chrome handles, laminate floor, central ceiling light, uPVC French doors to the rear garden.

### STAIRCASE AND LANDING

7'9" x 6'0" (2.37m x 1.85m )  
Carpeted floor and ceiling spotlights.

### BATHROOM

7'9" x 4'9" (2.37m x 1.45m )  
Wood door with brushed chrome handles, vinyl floor, front aspect privacy glass window, ceiling spotlights, splash back tiling, wash hand basin with mixer tap, low flush WC, bath with mixer tap and shower, extractor fan.

### BEDROOM ONE

11'10" x 7'5" (3.63m x 2.28m )  
Wood door with brushed chrome handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.



## **BEDROOM TWO**

10'11" x 9'5" (3.33m x 2.88m )

Wooden door with brushed chrome handles, carpeted floor, pendant light fitting, two rear aspect uPVC double glazed windows and an airing cupboard.

## **EXTERIOR**

To the front a gravelled area with a flagged path. To the rear a lawned garden with shrubbed borders, a shed, flagged patio area and wooden fence surround.

## **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 :**

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@stanfords.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



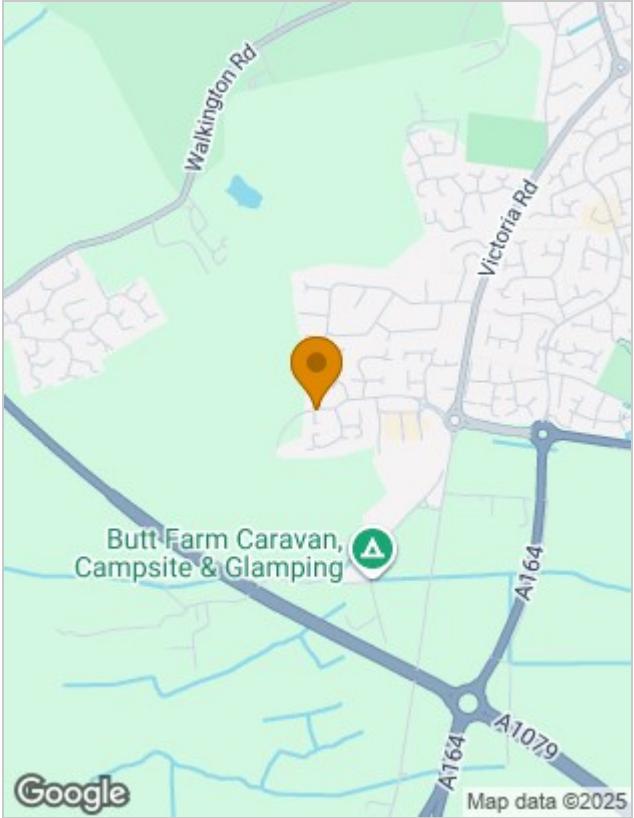
Viewing

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.

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Location Map



Energy Performance Graph

