

# staniford grays



44 Lairgate, Beverley, HU17 8EU

£199,950





# 44 Lairgate

Beverley, HU17 8EU

- TOWN CENTRE LOCATION
- MODERN FITTED KITCHEN
- COURTYARD GARDEN
- TWO BEDROOMS (BOTH WITH ENSUITES)
- GROUND FLOOR WC
- NO ONWARD CHAIN

A traditional two bedroomeed (both with ensuites) terraced property situated right in the middle of Beverley Town Centre, ideal for all the local amenities and attractions.

The property briefly comprises living room, dining room/ snug, fitted kitchen and ground floor WC. To the first floor there are tow bedrooms both with ensuites. Whilst to the rear of the property is a courtyard garden.

The property is offered with no onward chain.



£199,950



## ACCOMMODATION COMPRISSES

### ENTRANCE DOOR

Opens directly into...

### LIVING ROOM

Featuring fire surround, window to the front and radiator.

12'2" x 11'11" (3.71m x 3.63m)

### DINING ROOM/ SNUG

Fire surround, stairs to the first floor, radiator, window to the rear and double doors opening onto...

12'2" x 11'11" (3.71m x 3.63m)

### BREAKFAST KITCHEN

Wall and base units, rolled top work surfaces, gas hob, stainless steel extractor hood over, electric oven under. One and a half stainless steel sink with mixer tap, plumbing for a washing machine, radiator space for fridge freezer and window to the rear.

11'7" x 9'5" (3.53m x 2.87m)

### REAR HALLWAY

With door to the rear and Velux window

### WC

Low flush WC, wash hand basin and window to the rear.

### FIRST FLOOR LANDING

Gives access to...

### BEDROOM ONE

Window to the rear, radiator and cupboard housing gas combination boiler.

12'2" x 9' (3.71m x 2.74m)

### ENSUITE

Has a paneled bath, low flush WC, pillared wash hand basin, window to the side and radiator.

### BEDROOM TWO

Window to the front and radiator.

10'5" x 8'1" (3.18m x 2.46m)

**ENSUITE**

Has a shower stall with electric shower, pillared wash hand basin and low flush WC.

**EXTERNAL**

To the rear is a courtyard garden.

**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](mailto: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.

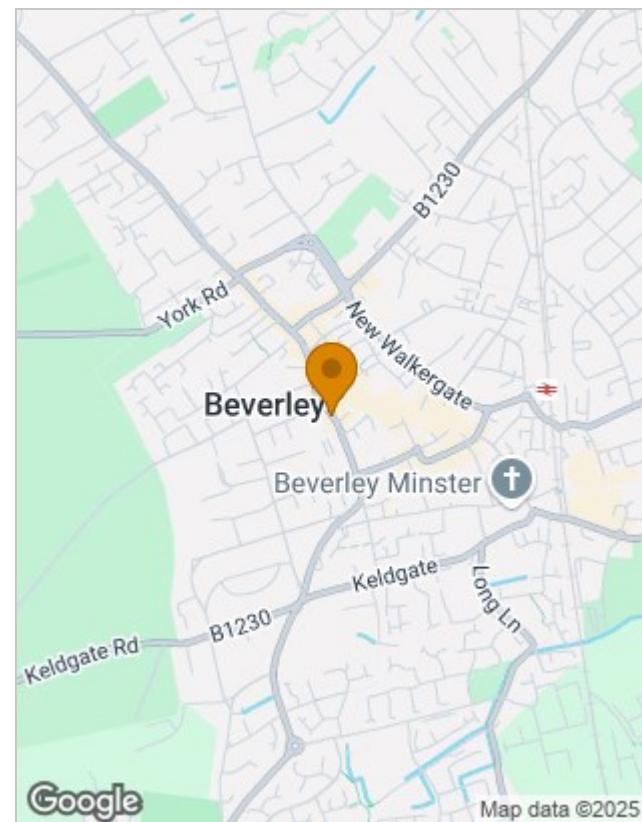
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



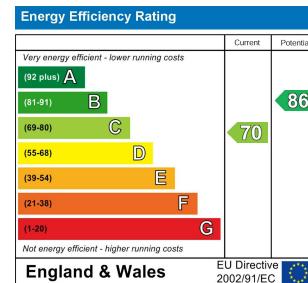
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Beverley 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.