



6 Marin Court, Beverley, HU17 0UH

£164,950



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- REFURBISHED INTERNALLY
- DEDICATED PARKING SPACE ATTACHED TO DEEDS
- IDEAL FOR FIRST TIME BUYERS, DOWNSIZERS AND INVESTORS
- TWO DOUBLE BEDROOMS
- NEWLY FITTED KITCHEN, DECORATION AND CARPETS
- PLEASANT BECK VIEWS
- NO ONWARD CHAIN
- COURTYARD GARDENS

REFURBISHED HOME – IDEAL FOR FIRST TIME BUYERS AND DOWNSIZERS- WITH BEVERLEY BECK VIEWS.

Homes of this style often receive a strong market response so early inspection is invited.

The well-appointed living space with modern décor throughout comprises; Reception Lounge and newly fitted Breakfast Kitchen. To the first floor two Double Bedrooms are accessed from a landing with a House Bathroom.

Beverley centre remains a short distance walk away with a courtyard garden and dedicated parking space.

Early inspection invited given the ready to move in condition and competitive listing price.



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GROUND FLOOR

RECEPTION LOUNGE

17'2" x 11'5" (5.25 x 3.49)

Immediately opening to a generously sized lounge space, accessed via composite entrance door with uPVC double glazed window to front elevation and pleasant outlook to Beverley Beck. A staircase approach leads to first floor level, with laminate to floor coverings and a central focal point provided via gas fire insert, granite hearth and mantel with traditional surround. Understairs storage cupboard.

BREAKFAST KITCHEN

11'5" x 9'4" (3.49 x 2.85)

Having been newly fitted in a Shaker style with sage green wall and base units, tiling to splashbacks, contrasting wooden work surfaces with dedicated breakfast bar area and a range of integrated appliances including low-level oven, gas hob, stainless steel extractor canopy, integrated fridge-freezer, stainless steel sink & drainer with mixer tap, under-counter space for washing machine. uPVC double glazed window to courtyard outlook and access door to rear.

FIRST FLOOR

LANDING

Providing access to two double bedrooms and house bathroom.

BEDROOM ONE

11'5" x 9'7" (3.49 x 2.93)

With uPVC double glazed window to rear, laminate to floor coverings and of double bedroom proportions.

BEDROOM TWO

11'5" x 9'4" (3.50 x 2.85)

With newly fitted carpet extending to landing and staircase also, providing an elevated beck view via uPVC double glazed window, of double bedroom proportions.

HOUSE BATHROOM

8'5" x 4'11" (2.59 x 1.50)

With traditionally styled three piece suite and upgraded chrome tap furniture including pedestal wash hand basin, panelled bath with shower screen and mains fed shower console, low flush w.c, tiling to splashback areas, mid-level storage/drying cupboard with radiator.



OUTSIDE

This modern home is ideally situated with full open views of Beverley Beck, having recently undergone a programme of internal refurbishment, being well situated within walking distance of Beverley town centre and all the amenity the local area brings.

Pedestrian access is granted via the frontage with additional access and dedicated parking provided to the rear.

A hard landscaped courtyard garden features to the rear with close boarded fencing to perimeter boundaries and bin storage area.

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 ERYC Council tax band to be 'B'.

TENURE

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

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.

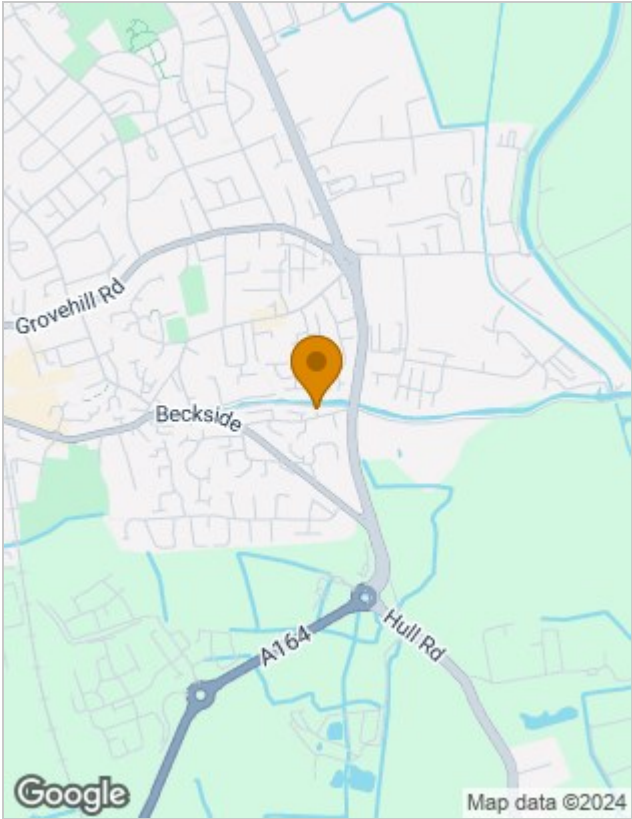
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



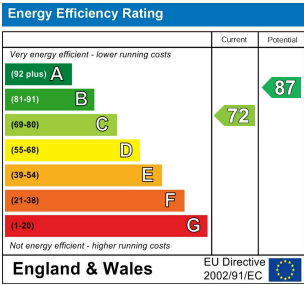
Floor Plans



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.