staniford grays



7 Waterside Road, Beverley, HU17 0PP

£320,000

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- TOWNHOUSE IN POPULAR WATERSIDE LOCATION
- FIRST FLOOR LOUNGE AND KITCHEN
- OFF STREET PARKING
- FOUR BEDROOMS
- INTEGRAL GARAGE
- EASILY WALKABLE TO BEVERLEY TOWN CENTRE

A contemporary four bedroom townhouse, set over three floors, in a fantastic location!

Set within the highly regarded Beckside area of Beverley, this impressive four bedroom townhouse on Waterside Road offers contemporary living arranged over three well planned floors, all within easy walking distance of Beverley's historic town centre.

Finished to a high standard throughout, the property features modern vertical radiators, brushed aluminium light switches and sockets, and a clean, cohesive design that gives a real sense of quality from the moment you step inside.

The heart of the home is positioned on the first floor, where a bright and spacious living area flows seamlessly into a modern fitted kitchen, creating an ideal space for both everyday living and entertaining. The layout maximises natural light and makes excellent use of the elevated position.

Upstairs, the principal bedroom benefits from a contemporary ensuite shower room, while three further well proportioned bedrooms offer flexibility for family living, guests, or home working.
Externally, the property enjoys a low maintenance rear garden, perfect for relaxed outdoor use, along with the added convenience of an integral garage.

A superb opportunity to acquire a modern, turnkey home in one of Beverley's most desirable and walkable locations, combining easy access to the Beck for walks and the



ACCOMMODATION COMPRISES

ENTRANCE HALL 18'4" x 7'10" (5.59m x 2.41m)
Composite entrance door with privacy glass panels, tiled floor and two pendant light fittings.

CLOAK ROOM/WC 6'5" x 2'7" (1.98m x 0.80m)
Oak Fire door with brass handles, tiled floor, pendant light fitting, low flush WC, pedestal wash hand basin with mixer tap and a towel radiator.

STUDY/BEDROOM FOUR 10'2" x 9'1" (3.11m x 2.79m)
Oak fire door with brass handles, carpeted floor, central chrome light fitting, front aspect uPVC double glazed window with fitted desk and office furniture.

UTILITY 7'10" x 7'10" (2.41m x 2.40m)
Oak fire door with brass handles, tiled floor, composite rear door with privacy glass panels, wall and base units, plumbing for washing machine, space for a dryer, stainless steel drainer sink with half splash back tiling.

STAIRCASE AND LANDING 17'7" x 6'5" (5.37m x 1.97m)
Carpeted floor, front aspect uPVC double glazed window, two ceiling lights, wooden banister and spindles.

KITCHEN/DINER 18'6" x 11'1" (5.66m x 3.39m)
Oak fire door with brass handles, tiled floor, ceiling spotlights, two rear aspect uPVC double glazed window, stainless steel drainer sink with mixer tap, a range of wall and base units, island with storage, integrated electric Miele oven and microwave integrated Miele dishwasher, four ring electric hob and a Bosch extractor fan.

LOUNGE 15'1" x 11'9" (4.60m x 3.60m)
Oak fire door with brass handles and opaque glass blocks, laminate floor, chimney breast with opening, pendant light fitting and a front aspect uPVC double glazed window.

SECOND FLOOR STAIRCASE 11'1" x 6'5" (3.40m x 1.96m)
Carpeted floor, wooden banister with spindles, airing cupboard and loft hatch (loft partially boarded with light and ladder).

PRINCIPAL BEDROOM 13'0" x 11'10" (3.97m x 3.62m)
Oak fire door with brass handles, laminate floor, front aspect triple glazed uPVC window, fitted wardrobes and furniture.





ENSUITE SHOWER ROOM 6'2" x 3'6" (1.90m x 1.07m)
Oak door with brass handles, ceiling spotlights, towel radiator, shower cubicle with mixer shower, low flush WC, extractor fan, wash hand basin with vanity unit and a mixer tap.

SHOWER ROOM 6'5" x 6'2" (1.97m x 1.89m)
Oak fire door with brass handles, tiled floor, ceiling spotlights, Velux window, towel radiator, low flush WC, wash hand basin with vanity unit and mixer tap, shower enclosure with mixer shower and a wall mounted mirrored vanity unit.

BEDROOM TWO 13'4" x 11'10" (longest and widest) (4.07m x 3.63m (longest and widest))
Oak fire door with brass handles, laminate floor, rear aspect uPVC double glazed window and a pendant light fitting.

BEDROOM THREE 8'8" x 6'5" (2.65m x 1.97m)
Oak fire door with brass handles, laminate floor, pendant light fitting, rear aspect uPVC double glazed window.

GARAGE 17'3" x 9'9" (5.28m x 2.98m)
With oak fire door pedestrian door, electric roller door, power, light, wall and base units and boiler housed.

EXTERIOR
To the rear an electric vehicle charger and a ring door bell camera. Block paved drive and path with pedestrian and vehicle gates, gravel borders with wall and fence surround. To the front metal fence and gate perimeter with flagged steps to the front door.

COUNCIL TAX:
We understand the current Council Tax Band to be E

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.

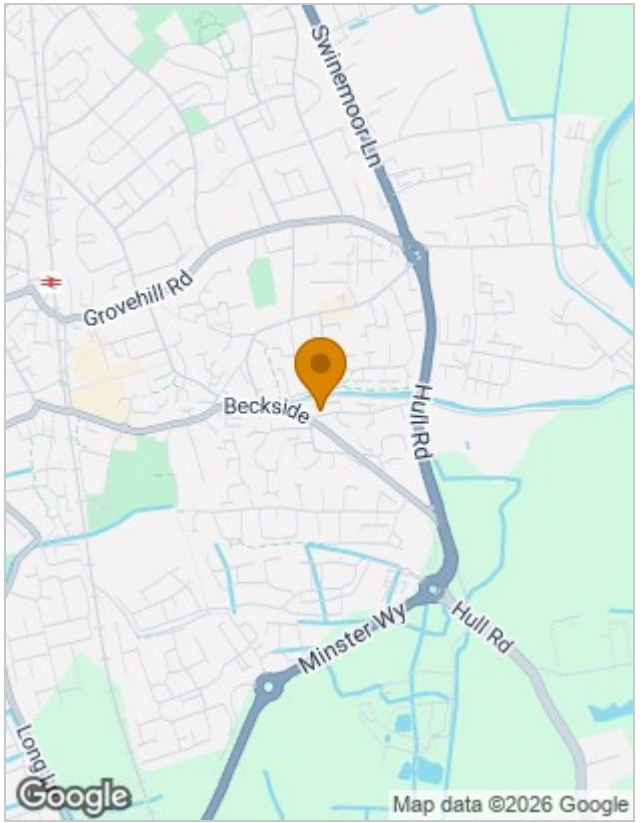
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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


RAPIDO
BRICK LANE
FRUIT
MARKET

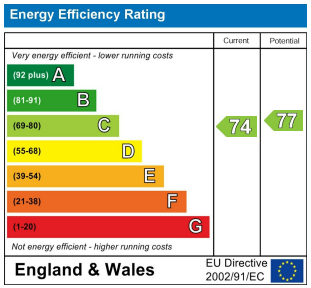
Floor Plans



Location Map



Energy Performance Graph



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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