

Blacksmiths Close, Beverley, HU17 0GP

£190,000

Philip Bannister

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Key Features

- No Chain Involved
- Superb Two Bedroom Semi Detached Home
- Substantial Plot, Gardens to Three Sides
- Entrance Hall, Lounge, Breakfast Kitchen
- Cloakroom, Two Bedrooms, Bathroom
- Parking Space, Early Viewing A Must
- EPC - B

A Superb Two-Bedroom Semi-Detached Home – Offered with No Onward Chain

An excellent opportunity to purchase this well-proportioned two-bedroom semi-detached home, which is offered to the open market with NO ONWARD CHAIN.

Situated on a generous plot within the pleasant and popular village of Woodmansey, the property enjoys a convenient location with easy access to the historic market town of Beverley and its wide range of amenities, shops, restaurants and transport links.

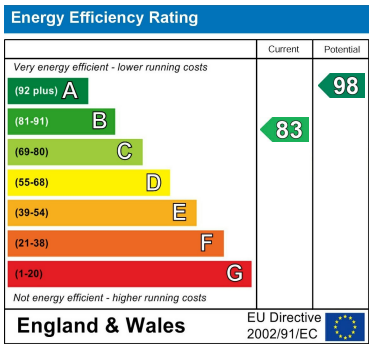
The accommodation briefly comprises an entrance hall, spacious lounge, breakfast kitchen and ground floor cloakroom/WC. To the first floor, there are two double bedrooms and a family bathroom.

Externally, the property occupies a substantial plot with gardens to the front, side and rear, together with a designated parking space.

Offering spacious accommodation, generous outside space and the benefit of no onward chain, this property is sure to appeal to a variety of buyers.

Early viewing is highly recommended to fully appreciate all that this property has to offer. Contact us today to arrange your viewing!













BEVERLEY
Woodmansey is close to the market town of Beverley is famous for its Minster, Westwood, racecourse & market places and is steeped in history. The town offers a vast array of local shops and amenities and railway station and is located some 10 miles North of the City of Hull, 25 miles southeast of York. Good road & rail connections offer easy access for the A63/M62 motorway link, Humber Bridge & the East Coast.

GROUND FLOOR

ENTRANCE HALL
with double glazed entrance door

LOUNGE
with double glazed window to the front elevation and stairs to the first floor.

BREAKFAST KITCHEN
with a range of base and wall units, laminate work surfaces, drawers, sink unit, electric oven and hob, extractor hood, inset light, vinyl flooring and double glazed french doors onto the rear garden

CLOAKROOM/W.C.
with w.c.

FIRST FLOOR

LANDING
with access to roof void.

BEDROOM 1
with double glazed window to the front elevation and built in wardrobes and airing cupboard.

BEDROOM 2
with double glazed window to the rear elevation.

BATHROOM
with a three piece white suite, comprising panelled bath with shower over and glazed shower screen, wash hand basin, w.c.,

EXTERNAL
Outside are gardens to the front, side and rear and a parking space

GENERAL INFORMATION
SERVICES - Mains water, electricity, gas and drainage are connected to the property.
CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.
DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band .B (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.
VIEWING - Strictly by appointment with the sole agents.
FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

THINKING OF SELLING?
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

MORTGAGES
The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.
We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.
Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

TENURE.
We understand that the property is Freehold. This should be clarified by your legal representative.

AGENTS NOTES
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.









Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.
In compliance with NTSTEAT Guidance on Referral 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. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

AML.

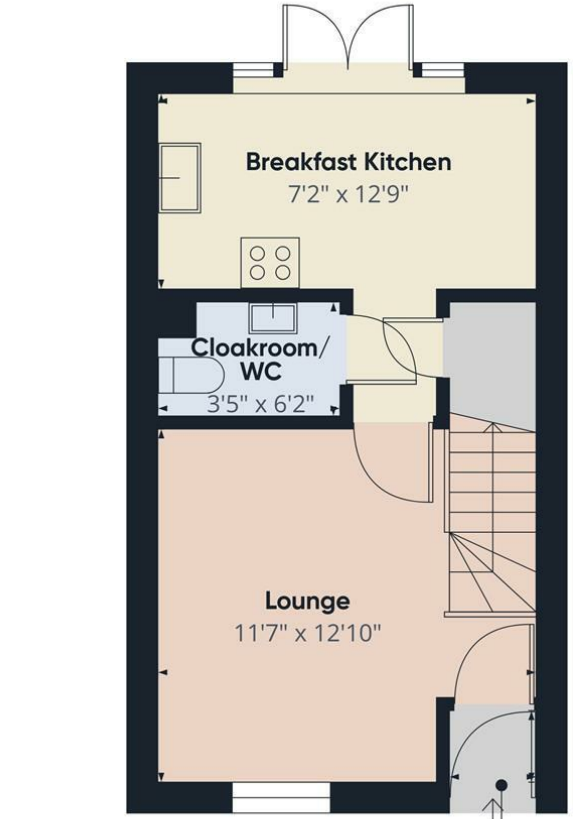
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.











Ground Floor



First Floor

Approximate total area(1)

553 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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