



Total area: approx. 107.1 sq. metres (1152.9 sq. feet)



15 Pinfold Mews, Beverley, East Riding of Yorkshire, HU17 9BW

Occupying a quiet head of cul-de-sac location, this extended and improved four Bedroom, two Bathroom end of terrace town house with a benefit of gas fired central heating, uPVC double glazing, private walled courtyard garden and off street parking for two cars. Within walking distance to Beverley Town Centre and all the amenities it has to offer.

Provides; Entrance Hall, open Lounge, Dining Kitchen and Conservatory / Reception Two, First Floor; three Bedrooms and Shower Room, Second Floor; Master Suite with double bedroom and Ensuite.

No onward chain involved. View early to avoid disappointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



£239,950

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ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With staircase approach to first floor, with uPVC security front door and central heating thermostat control point.

LOUNGE

14'6 x 13'6 plus bay window

With wood strip floor finish, raised fire place and hearth with gas fire, and large understairs storage cupboard.



DINING KITCHEN

17' x 9'9

Kitchen area with pine strip floor finish. With stainless steel single drainer sink unit with mixer tap, an excellent range of built in base cupboards and drawers with matching wall storage cupboards. Four ring gas hob with electric oven under, stainless steel splash back and extractor hood over. Built in fridge freezer, integrated dish washer and plumbing for automatic washing machine. Dining area with uPVC patio door giving access to;



CONSERVATORY

13'6 x 8'6

Of uPVC double glazed construction, with double french doors giving access to the rear garden. Pine strip floor finish.



FIRST FLOOR

BEDROOM TWO

11'6 x 9'6



BEDROOM THREE

10'6 x 10'

With understairs storage cupboard.

BEDROOM FOUR

7'6 x 7



SHOWER ROOM

With fitted shower cubicle with power shower, pedestal wash basin with tiled splash back, low flush WC, chrome heated towel rail and recessed ceiling lights.

SECOND FLOOR

Enclosed hallway leads to staircase approach to;

MASTER SUITE

24'6 x 8'10

With wood strip floor finish and revealed brick work, with Velux window and under eaves store cupboard. In the centre is a Dressing Area with hanging rail.

MASTER BEDROOM

14'2 x 8'10



ENSUITE

Pedestal wash basin, free standing feature bath, low flush WC, chrome heated towel rail and recessed ceiling lights. Under eaves storage cupboard houses gas central heating boiler that provides central heating and instant domestic hot water (not tested).



OUTSIDE

To the front of the property there is a tarmacadam forecourt providing two off street parking spaces. The subject property benefits from a large side and rear garden. The front garden is brick set with ornamental railings and gives access to an enclosed rear garden. The rear garden is brick set with paved steps, ornamental gravel area with stepping stones leading to a covered gazebo and seating area with AstroTurf lawn garden area beyond, the rear garden is walled and fenced and affords a good degree of privacy and security. The side garden gives space for a large storage shed.



TENURE :

We understand the Tenure of the property to be Freehold.

SERVICES :

Mains water, gas, electricity and drainage are connected.

FIXTURES AND FITTINGS :

Various quality fixtures and fittings may be available by separate negotiation.

VIEWINGS :

Strictly by appointment with sole selling agents, Stanifords, Beverley Office - Tel: (01482) - 866304.

MORTGAGE CLAUSE :

Stanifords Limited provide independent financial advice through Tony Hammond of DB 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.