



**9 Hamilton Walk**  
**Beverley, East Yorkshire HU17 0FW**  
**Offers over £300,000**

**WP** WOOLLEY  
& PARKS

# 9 Hamilton Walk, Beverley, East Yorkshire HU17 0FW

\*\*\*A SUPERB MODERN TOWNHOUSE IN A PRIME CENTRAL LOCATION\*\*\*  
360° VIRTUAL TOUR AVAILABLE 24/7\*\*\*

This modern end-townhouse really is a fabulous home, enjoying the most convenient of residential locations within the Flemingate retail and leisure development, with the town centre and train station just minutes walk away. The generous layout of accommodation, over three stories, briefly comprises Entrance Hall, Cloakroom/WC, Lounge and a Dining Kitchen to the ground floor, three double Bedrooms and a Bathroom to the first floor and an impressive principal Bedroom with En-suite and built-in wardrobes to the top floor. The garden is landscaped for ease of maintenance, enjoying a south-facing aspect and there is the added bonus of a double garage accessed from the rear. VIEWING IS AN ABSOLUTE MUST!

## Entrance Hall

A modern composite entrance door, with double glazed panel above, opens to a welcoming hallway with oak effect flooring, radiator, storage cupboard and stairs off.

## Downstairs WC

A modern white suite comprises WC and pedestal hand basin, with splash back tiling, radiator, extractor fan and oak effect flooring.

## Lounge

A comfortable reception room features a double glazed window to the front elevation, two radiators, and tv/satellite/internet points.

## Dining Kitchen

A spacious, social Living/Dining/Kitchen featuring oak effect flooring, radiator, tv/telephone points, double glazed window and double glazed doors which open out to the rear garden. Comprehensively fitted with a stylish range of base, wall and drawer units in a cream high gloss finish, with wood effect tops and stainless steel sink unit. Integrated appliances include an electric double oven, gas hob with stainless steel extractor cowl and splash back, fridge freezer, washing machine and dishwasher. Gas combi boiler in wall cabinet.

## First Floor Landing

With radiator and second staircase leading up to the principal bedroom suite.

## Bedroom Two

A generously proportioned double room with fitted double wardrobe featuring sliding mirror fronts, TV point, radiator and a double glazed window to the rear elevation.

## Bedroom Three

Another good double room, with radiator, TV point and a double glazed window to the front elevation.

## Bedroom Four

A final double bedroom, again with radiator and a double glazed window to the rear elevation.

## Bathroom

A modern white suite comprises panelled bath with plumbed shower over and glass side screen, with a pedestal wash basin and WC. Attractive wall tiling, radiator, extractor fan, shaver point and a double glazed window.

## Main Bedroom

An impressive bedroom features a built in double wardrobes, two radiators, TV point and a double glazed window. There is also a large, walk-in cupboard housing the hot water cylinder, with fitted hanging rails.

## En-suite

A white suite comprises shower enclosure, pedestal wash basin and a WC, with attractive wall tiling, radiator and extractor fan.

## External

The property is situated on a pedestrianised walkway, leading through from St Nicholas Road into the Flemingate development, framing a lovely view of Beverley Minster from the door step. There is gated access to the rear.

## Double Garage

With an up and over door, electric light and power sockets, and a personnel door into the garden.

## Rear Garden

Landscaped for ease of maintenance, with a sunny, south-facing aspect, the garden features artificial turf and a sandstone patio terrace.

## Agent's Note

We are advised that there is a service charge of £107.44, payable bi-annually, to cover the maintenance of communal areas.

## Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

## Virtual Viewing/Videos

In view of the restrictions imposed by the Government in relation to Coronavirus, a 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

## New Viewing Protocols

In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

## Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

## Draft Details:

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.



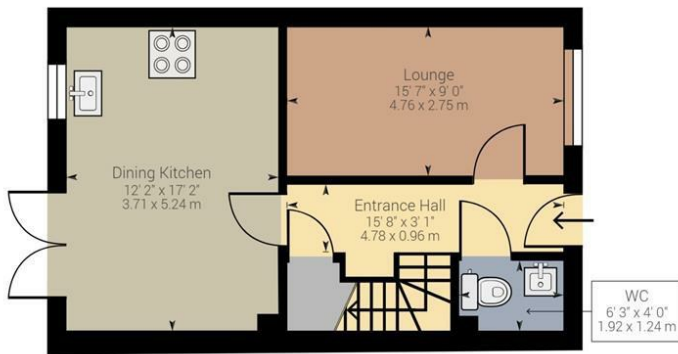
2nd Floor



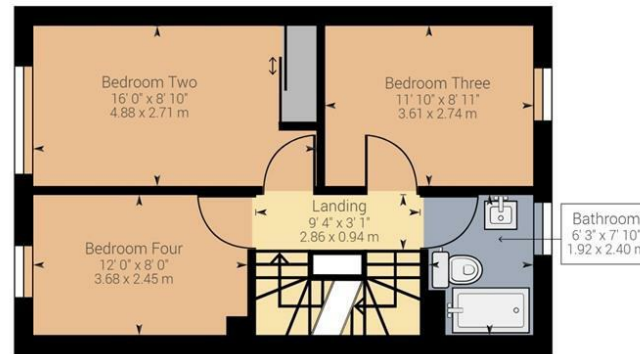
En-Suite  
5'11" x 6'6"  
1.83 x 2.00 m

Landing  
3'1" x 2'9"  
0.95 x 0.85 m

Ground Floor



1st Floor



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(81-91) B			
(69-80) C			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		83	83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

