

# staniford grays



93 Coltman Avenue, Beverley, HU17 9DP

£209,000







# 93 Coltman Avenue

Beverley, HU17 9DP

- LARGE FAMILY HOME
- EXTENDED MODERN KITCHEN
- EXTENDED LIVING DINING ROOM
- LARGE GROUND FLOOR BEDROOM
- BATHROOMS TO BOTH FLOORS
- THREE FIRST FLOOR BEDROOMS

An excellent family home that has been extended both to the front and the rear which has created a spacious three/ four bedroomed property.

The extended modern fitted kitchen and extended living dining room really do need to be viewed to appreciate the space on offer and the property also having bathrooms on both floors, makes it an adaptable property.

£209,000



## ACCOMMODATION COMPRISES

### ENTRANCE DOOR TO LARGE HALLWAY

With stairs to the first floor and a radiator.

### EXTENDED LIVING/ DINING ROOM

21'2" x 16'6" (6.45m x 5.03m)

Extended to create a large living room/ day room with patio doors opening onto the rear garden, there is a real flame gas fire in surround and a radiator

### EXTENDED KITCHEN

14'9" x 12'9" (4.50m x 3.89m)

Wall and base units with rolled top work surfaces, five ring gas hob with stainless steel extractor hood over. Eye level oven and integral microwave, plumbing for a washing machine, space for a fridge freezer, window to the front, Velux window, breakfast bar and door to...

### UTILITY ROOM

With wall and base units, stainless steel sink with mixer tap, plumbing for a washing machine, window to the side, doors to the front and rear.

### GROUND FLOOR BATHROOM

Has a panel bath with glass shower screen with electric shower over. Pillared wash hand basin, low flush WC, chrome towel rail and window to the rear.

### EXTENDED SPARE ROOM? BEDROOM FOUR

21'2" x 9'9" (6.45m x 2.97m)

Currently being used as a bedroom, but could be utilized for various other uses including granny annex or a spacious office area. Radiator and window to the rear.

### FIRST FLOOR LANDING

Has a window to the front and radiator.

### BEDROOM ONE

13'8" x 9'8" (4.17m x 2.95m)

There is a window to the rear, storage cupboard and radiator.

### BEDROOM TWO

10'8" x 10'5" (3.25m x 3.18m)

There is a window to the rear and radiator.





### BEDROOM THREE

10'5" x 7' (3.18m x 2.13m)

There is a window to the rear and radiator.

### SHOWER ROOM

Has a mains fed shower, low flush WC, pillared wash hand basin, window to the front and set in a tiled surround.

### EXTERNAL

To the front is a low maintenance garden with a pathway leading to the front door and is set in a fenced surround.

To the rear is a low maintenance garden with a paved seating area, garden shed and is set in a fenced surround.

### COUNCIL TAX:

We understand the current Council Tax Band to be B

### SERVICES :

Mains water, gas, electricity and drainage are connected.

### TENURE :

We understand the Tenure of the property to be Freehold.

### MORTGAGE CLAUSE :

Stanifords 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."

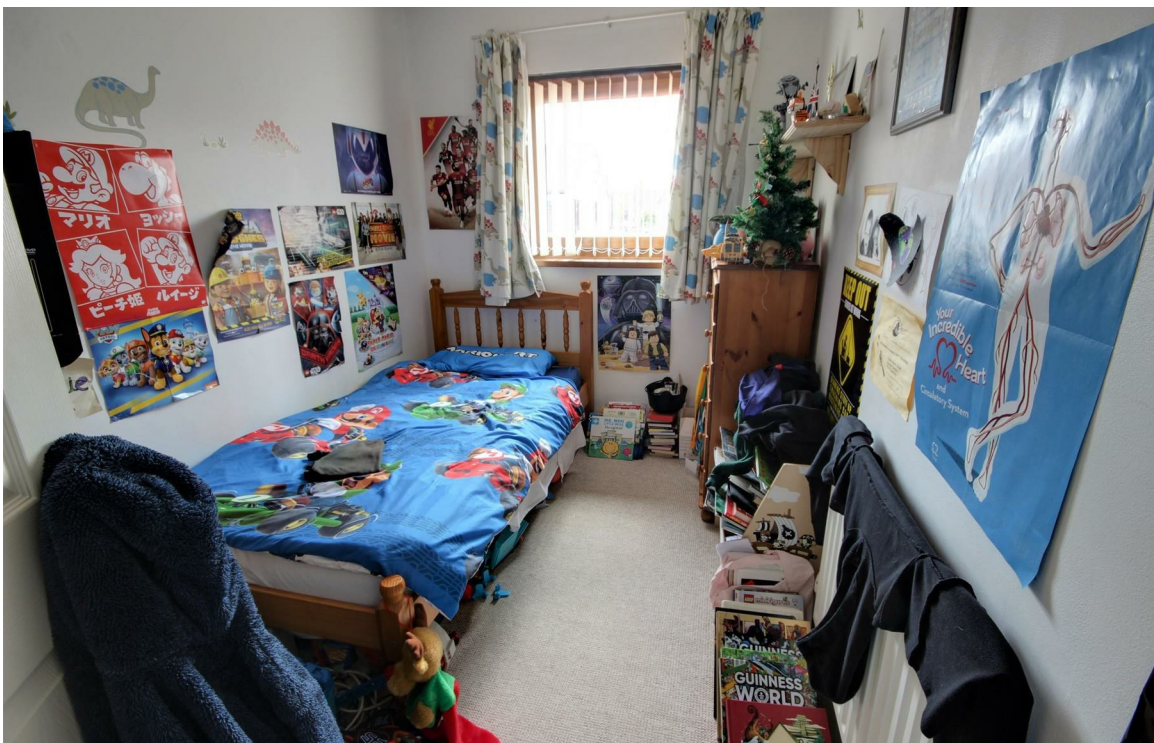
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

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.









## Floor Plans



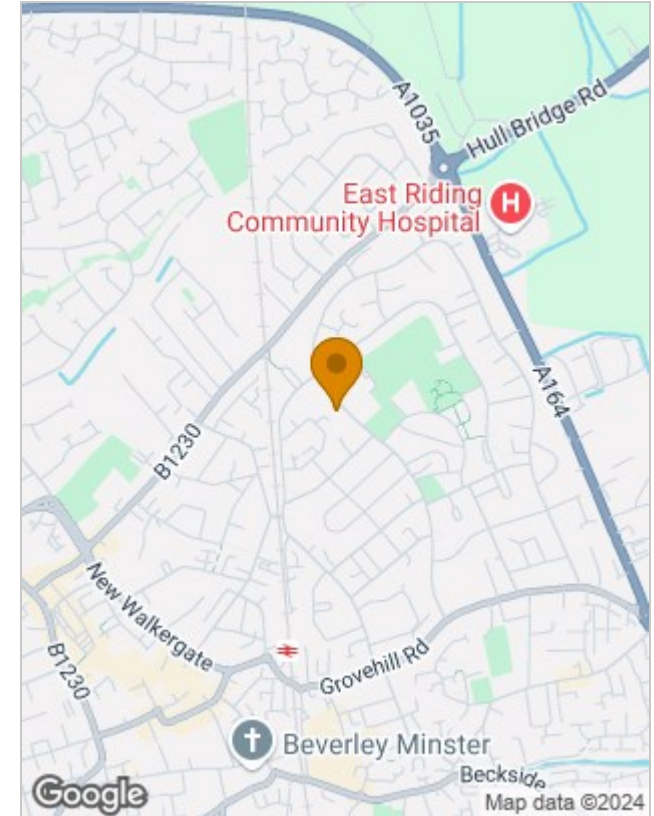
## Viewing

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.

3 Sow Hill Road, Beverley, East Riding of Yorkshire,  
Tel: 01482 866304 Email: bevsales@stanifords.com

## Location Map



## Energy Performance Graph

