



18 St. Leonards Road, Molescroft, Beverley, HU17 7HX

£249,950



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- EXTENDED THREE BEDROOMED FAMILY HOME
- SITUATED IN A SUPERB LOCATION
- MATURE REAR GARDEN
- SIDE DRIVEWAY FOR OFF-STREET PARKING
- CONSERVATORY
- IDEAL FOR LOCAL SCHOOLS & AMENITIES
- GAS-FIRED CENTRAL HEATING
- POTENTIAL FOR FUTURE EXTENSION

This Three Bedroomed Semi-Detached Property has been extended to create a downstairs w.c. and utility room to the rear.

The property is located in the sought after Molescroft area, ideal for the local schools and many utilities.

The property benefits from an open plan living / dining room, modern fitted kitchen, utility, ground floor w.c., and conservatory.

At first floor there are Three Bedrooms & Family Bathroom.

Garden to the front, off-street parking to the side, and mature garden to the rear.



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE DOOR
Leading to extended hallway.

EXTENDED HALLWAY
With window to the side, stairs to the first floor, radiator and window to the front.

W.C.
With low flush w.c. and wash hand basin.

THROUGH LIVING / DINING ROOM
27'4" maximum x 13'8" maximum (8.33m maximum x 4.17m maximum)
Bay window to the front. Electric fire in surround, three radiators. Patio door to the rear.

CONSERVATORY
With radiator, patio door to rear. 10'8" x 7'2" (3.25m x 2.18m)

KITCHEN
9'4" x 8'4" (2.84m x 2.54m)
With wall and base units, rolled top work surfaces, one and a half resin sink with mixer tap. NEFF 'eye-level' oven and grill, and NEFF microwave and grill above, Siemens induction hob with extractor hood over. Integral fridge. Window to the rear. Understairs cupboard.

UTILITY
With wall and base units, rolled top work surface, plumbing for washing machine and tumble dryer. Small freestanding under counter freezer (to be included). Radiator. Window to the side and door to the rear.

FIRST FLOOR

LANDING
With window to the side. Loft access.

BEDROOM ONE
Range of built-in wardrobes, radiator and window to the front. 12'10" x 9'6" (3.91m x 2.90m)



BEDROOM TWO 10'7" x 10'6" max (3.23m x 3.20m max)
Window to the rear, radiator, and storage cupboard.

BEDROOM THREE 9'10" x 6'10" (3.00m x 2.08m)
Window to the front, radiator, and storage cupboard.

SHOWER ROOM
Being set in a tiled surround, there is a shower stall with electric shower, wash hand basin and low flush w.c., both set in vanity units. Upright chrome radiator. Window to the rear.

OUTSIDE
To the front there is a mature garden with side driveway allowing off-street parking for two cars.

Whilst to the rear is a mature garden with Garden Shed., seating area and fishpond. Lawned garden with mature plants and borders, and is set in a fenced and hedged surround.

TENURE :
We understand the Tenure of the property to be Freehold.

SERVICES :
Mains water, gas, electricity and drainage are connected.

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

WEBSITES :
www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

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.

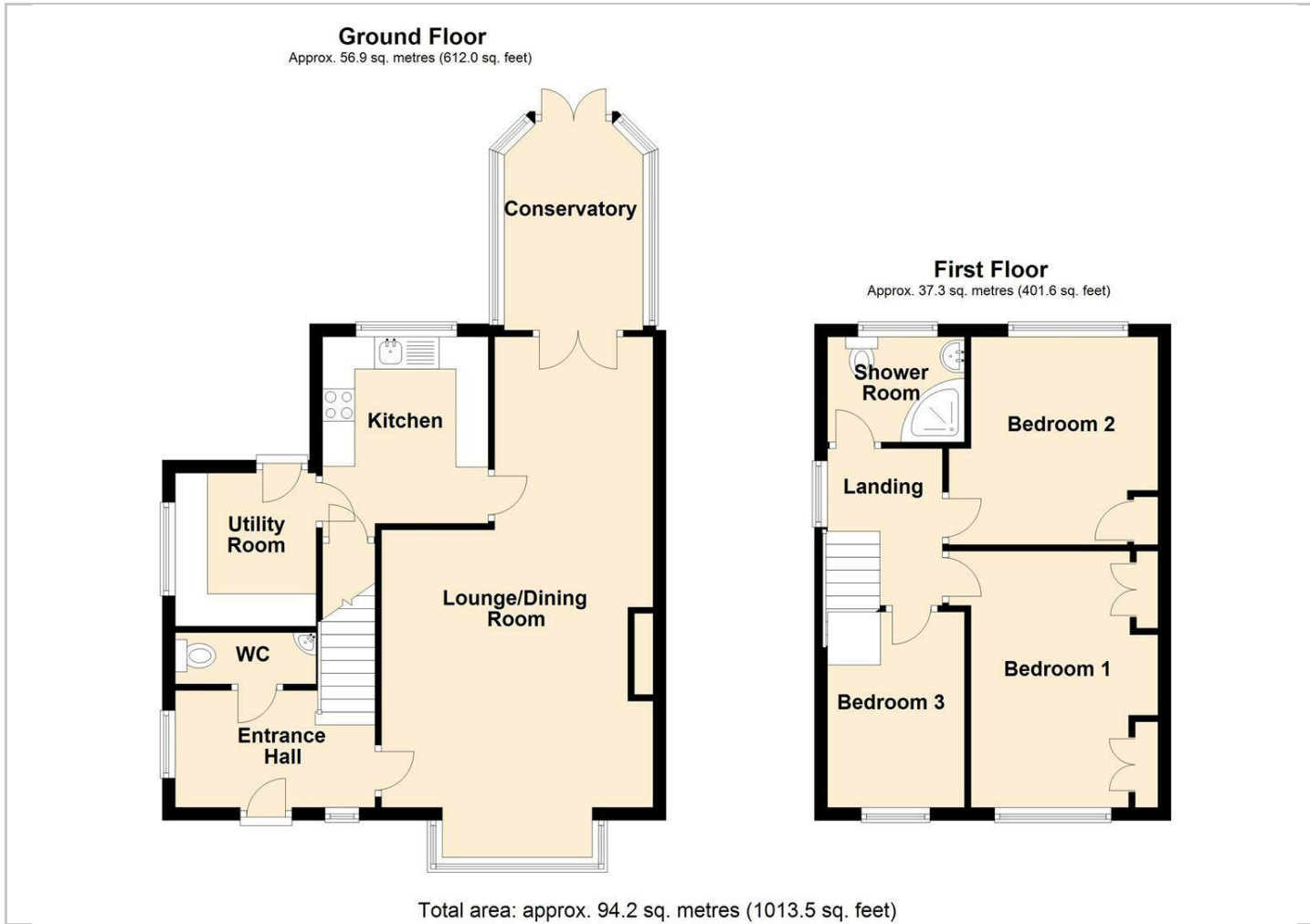
MISREPRESENTATION ACT 1967

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



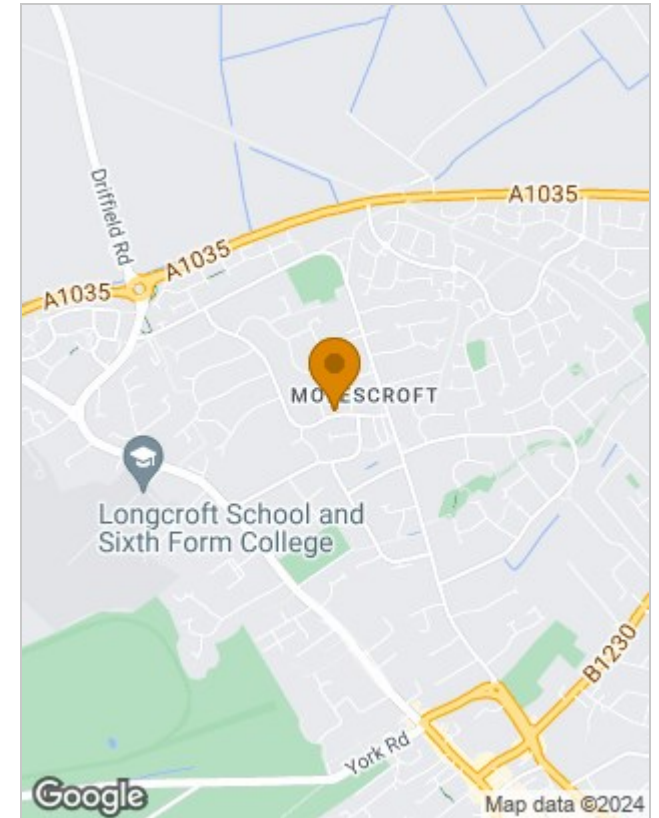
Viewing

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

