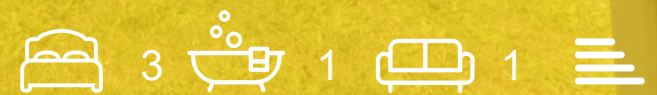


staniford
grays



12 Lime Tree Avenue, Beverley, HU17 9QP

£210,000





12 Lime Tree Avenue

Beverley, HU17 9QP

- SPACIOUS FAMILY HOME
- CONSERVATORY
- GENEROUS SIZED REAR GARDEN
- GARAGE
- QUIET CUL-DE-SAC LOCATION
- THREE BEDROOMS
- OFF STREET PARKING TO THE FRONT

A spacious three bedroom property situated in a sought after location in a quiet cul-de-sac.

The property benefits from a dining kitchen, good sized living room opening to a conservatory which over looks the generous rear garden, There is a ground floor shower room. Whilst the first floor gives access to the three bedrooms. Outside to the front is off street parking driveway and a single garage.



£210,000



ACCOMMODATION COMPRISES

ENTRANCE DOOR TO PORCH

Leads to an entrance door to the hallway

ENTRANCE HALLWAY

With stairs to the first floor, under stairs cupboard, radiator, further storage and door to the side.

DINING KITCHEN

17' x 8'9" (5.18m x 2.67m)

With wall and base units, rolled top work surfaces, stainless steel sink and drainer with mixer tap. Gas hob, plumbing for a washing machine, picture window to the front, radiator and partition doors opening to....

LIVING ROOM

15'2" x 11'2" (4.62m x 3.40m)

There is an electric fire in surround, patio doors to the rear and radiator.

CONSERVATORY

15'2" x 8'2" (4.62m x 2.49m)

Dwarf wall construction, with patio doors to the rear.

SHOWER ROOM

Has a shower stall with electric shower, low flush WC, wash hand basin set in a vanity unit, radiator, window to the side and is set in a tiled surround.

FIRST FLOOR LANDING

Has loft access and leads to three bedrooms.

BEDROOM ONE

12' into wardrobes x 10'4" (3.66m into wardrobes x 3.15m)

A range of built in wardrobes, window to the front and radiator.

BEDROOM TWO

11' x 8'6" (3.35m x 2.59m)

Window to the rear and radiator.



BEDROOM THREE

7'11" x 6'3" (2.41m x 1.91m)

Window to the rear and radiator.

EXTERNAL

To the front there is a driveway allowing for off street parking and a further brick hard standing area, which has a lawn on at the moment but can be used for off street parking. There is a garage with up and over door and electric laid on.

To the rear is a generous garden which is laid mainly to lawn with graveled borders. There is a paved seating area to the rear with a wooden summer house. There is a further lean to storage shed and the garden is set in a fenced and hedged 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 :

Stanford Grays 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

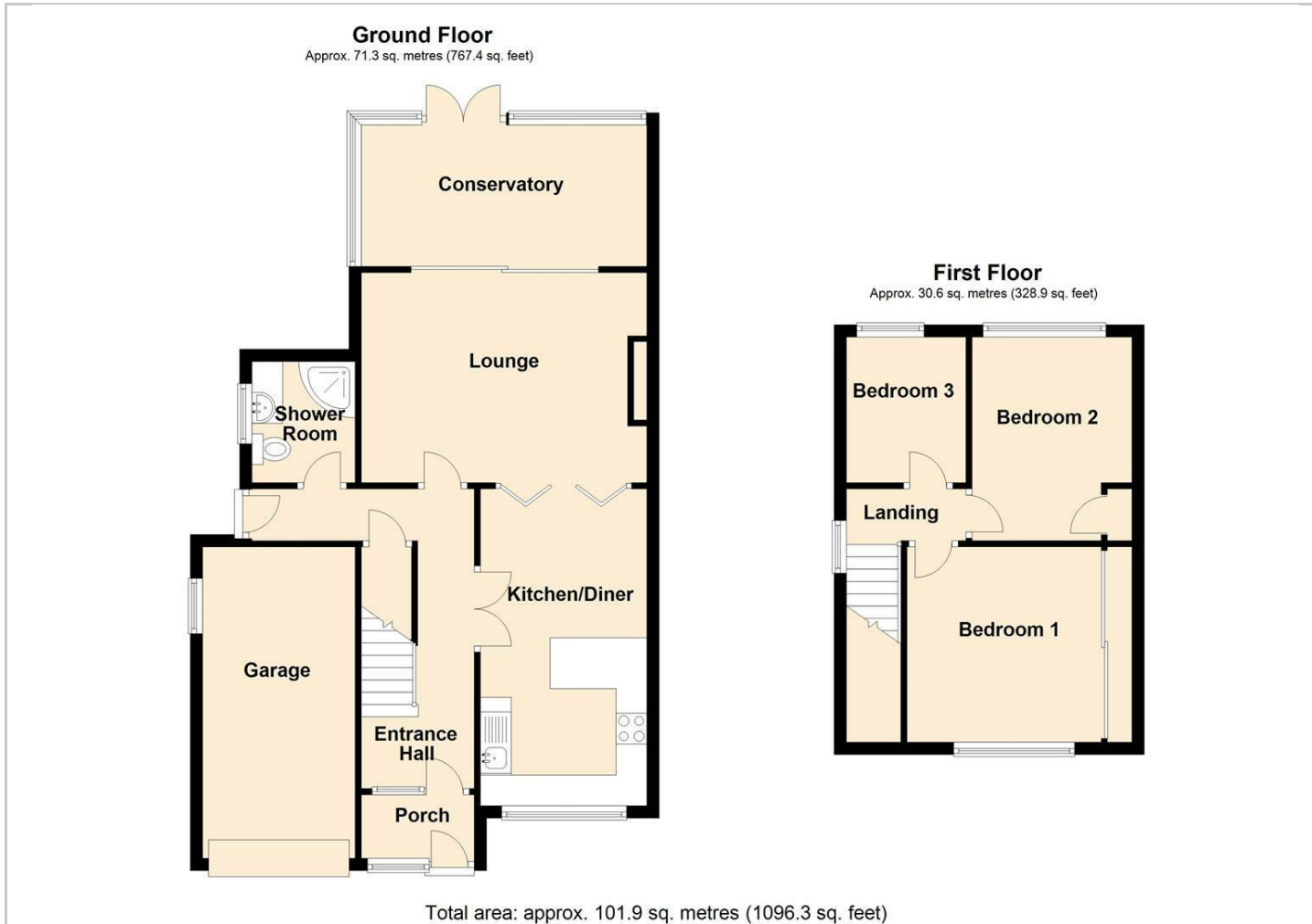
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal 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



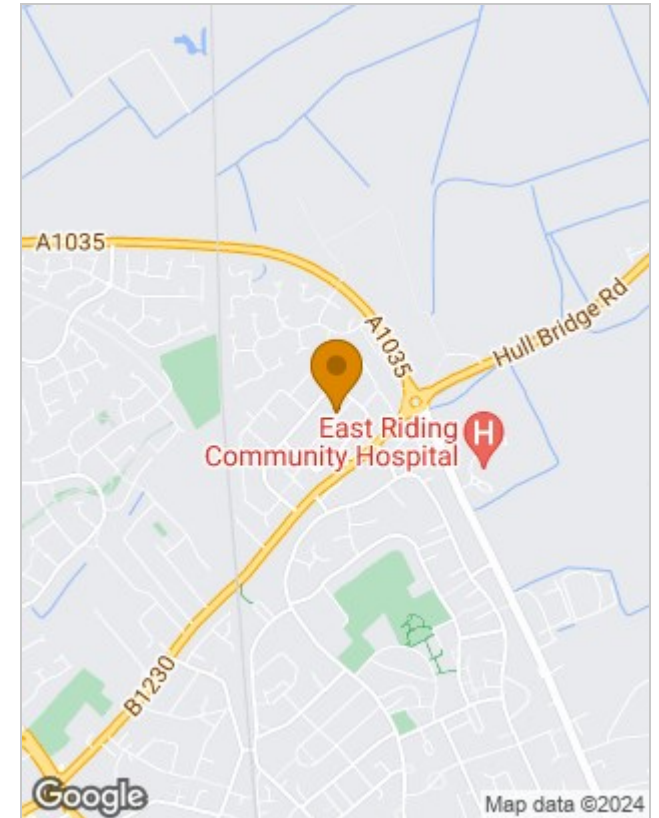
Viewing

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	