



134 Norwood, Beverley, HU17 9HL

£425,000



134 Norwood

Beverley, HU17 9HL

- UNIQUE FOUR BEDROOM FAMILY HOME
- GARAGE
- GREAT LOCATION
- FOUR GOOD SIZED BEDROOMS
- FULL OF CHARACTER
- OFF STREET PARKING
- REAR ACCESS
- LARGE PRIVATE REAR GARDEN
- CONSERVATORY
- NEW Ideal logic max 35W boiler

This one of its own four bedroom semi detached property is situated in a sought after location close to Beverley Town Centre and sits on a large plot with parking for two plus cars, garage and large rear garden with rear access also.

The property consists of a large open hallway, living room, lounge, large dining kitchen, utility and WC, conservatory. To the first floor there are four bedrooms and a family bathroom.



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ACCOMMODATION COMPRISES

ENTRANCE DOOR TO HALLWAY

With stairs to the first floor, under stairs cupboard and radiator.

LIVING ROOM

15'7" into bay window x 12'6" (4.75m into bay window x 3.81m)
Bay window to the front, gas fire in feature surround and radiator.

LOUNGE

13'8" x 12'4" (4.17m x 3.76m)
Gas fire in feature surround, radiator and patio door to conservatory.

DINING KITCHEN

16'7" x (5.05m x)
Wall and base units, space for a range cooker with extractor hood over, one and a half stainless steel sink with mixer tap. Door to the side and patio door to the rear.

UTILITY ROOM

Window to the rear and wash hand basin.

WC

Has a low flush WC, window to the side.

CONSERVATORY

17'2" x 7'10" (5.23m x 2.39m)
Of dwarf wall construction and has dwarf wall to the side.

FIRST FLOOR LANDING

Has loft access.

BEDROOM ONE

16'2" x 14'5" into bay window (4.93m x 4.39m into bay window)
Bay window to the front and gas fire in surround. Further window to the front and radiator.

BEDROOM TWO

13'8" x 12'4" (4.17m x 3.76m)
Window to the rear and radiator.

BEDROOM THREE

12'6" x 9'6" (3.81m x 2.90m)
Window to the front, walk in storage cupboard and radiator.



BEDROOM FOUR

10' x 8'6" (3.05m x 2.59m)

Window to the rear, storage cupboard and radiator.

HOUSE BATHROOM

Has a corner bath, shower stall with mains fed shower, low flush WC, pillared wash hand basin, chrome towel rail, airing cupboard, window to the rear and window to the side.

EXTERNAL

Brick paved driveway to the front allowing for off street parking for around two plus cars and giving access to the garage which has an up and over door and electricity laid on.

To the rear of the property there is a large mature garden with planted borders, paved passage way to the side and large lawned area. There is a summer house and access to the rear. All is set in a fenced surround.

COUNCIL TAX:

We understand the current Council Tax Band to be C

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Staniford 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.

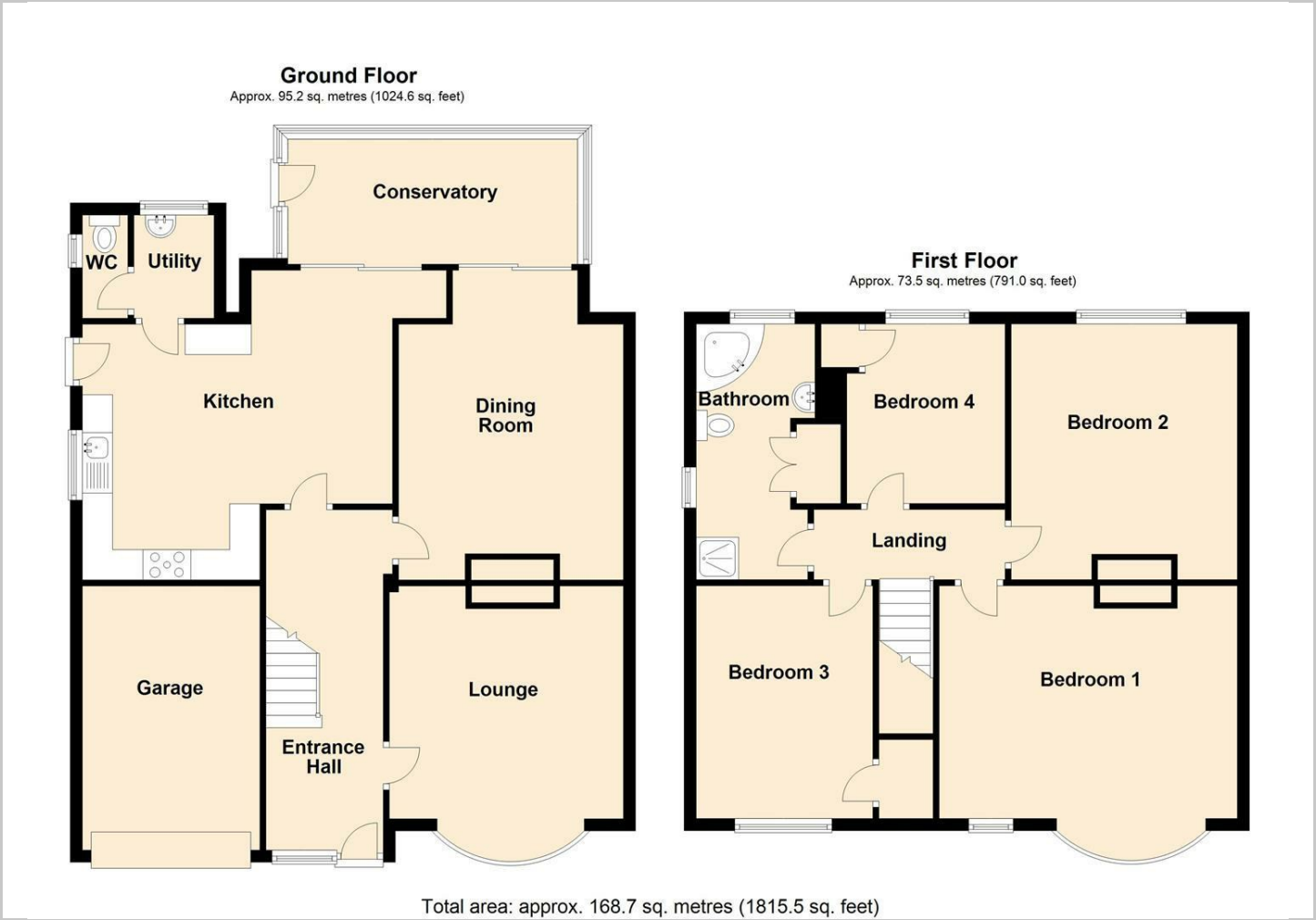
MISREPRESENTATION ACT 1967

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



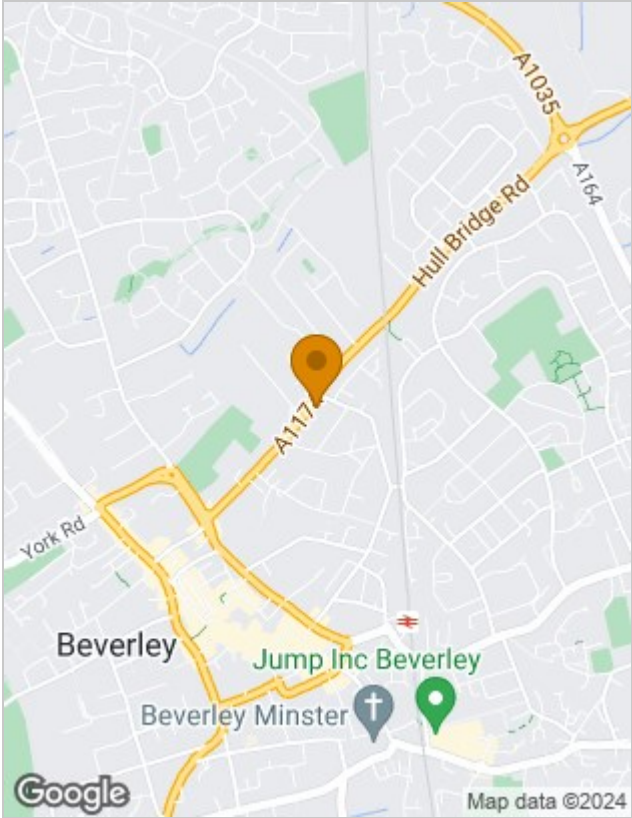
Viewing

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.

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Location Map



Energy Performance Graph

