

staniford
grays



19 Shepherds Lea, Beverley, HU17 8UU

Offers Invited £320,000





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Beverley, HU17 8UU

- THREE BEDROOMS
- MASTER BEDROOM WITH ENSUITE
- OFF STREET PARKING
- LARGE PRIVATE REAR GARDEN
- DETACHED BUNGALOW
- CONSERVATORY
- GARAGE
- NO ONWARD CHAIN

A generously sized three bedroomed (Master with ensuite) detached bungalow which is situated in a sought after cul-de-sac location close to Beverley Town Centre.

The property briefly comprises a good sized open plan living dining room, fitted kitchen, three bedrooms (master ensuite) and family bathroom. Whilst to the rear is off street parking to the front leading to a garage and to the rear is a large private garden laid mainly to lawn.



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ACCOMMODATION COMPRISES

ENTRANCE DOOR TO HALLWAY

With radiator and airing cupboard.

LIVING DINING ROOM 17'7" maximum x 16'7" maximum (5.36m maximum x 5.05m maximum)

With two windows (one to front and one to the rear). Real flame gas fire in surround. Two radiators and patio door to the rear.

KITCHEN

10'4" x 9'5" (3.15m x 2.87m)

There is a window to the rear, wall and base units with rolled top work surfaces and tiled splashbacks behind. Gas hob with extractor hood over, electric oven under with electric grill, plumbing for a washing machine, storage cupboard.

CONSERVATORY

9'8" x 7'5" (2.95m x 2.26m)

There is a door to the side and radiator.

MASTER BEDROOM

13'1" x 9'5" (3.99m x 2.87m)

Range of built in wardrobes, window to the rear and radiator.

ENSUITE

Has a shower stall with mains fed shower, low flush WC, pillared wash hand basin, chrome towel rail, window to the side and set in a part tiled surround.

BEDROOM TWO

10'1" x 7'6" (3.07m x 2.29m)

Bay window to the front and radiator.

BEDROOM THREE

7'6" x 7'3" (2.29m x 2.21m)

Window to the front and radiator.

HOUSE BATHROOM

Has a panel bath with shower attachment, low flush WC, pillared wash hand basin, window to the side and radiator.



EXTERNAL

To the front of the property there is a low maintenance paved garden and a driveway allowing for off street parking and leading to the integral garage with up and over door and light and power laid on.

There is a side pathway with a lawned garden area and a glazed greenhouse. Whilst to the rear is a large private garden with two paved seating areas, mature planted borders, large lawned area and set in a hedged and fenced surround.

COUNCIL TAX:

We understand the current Council Tax Band to be D

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.

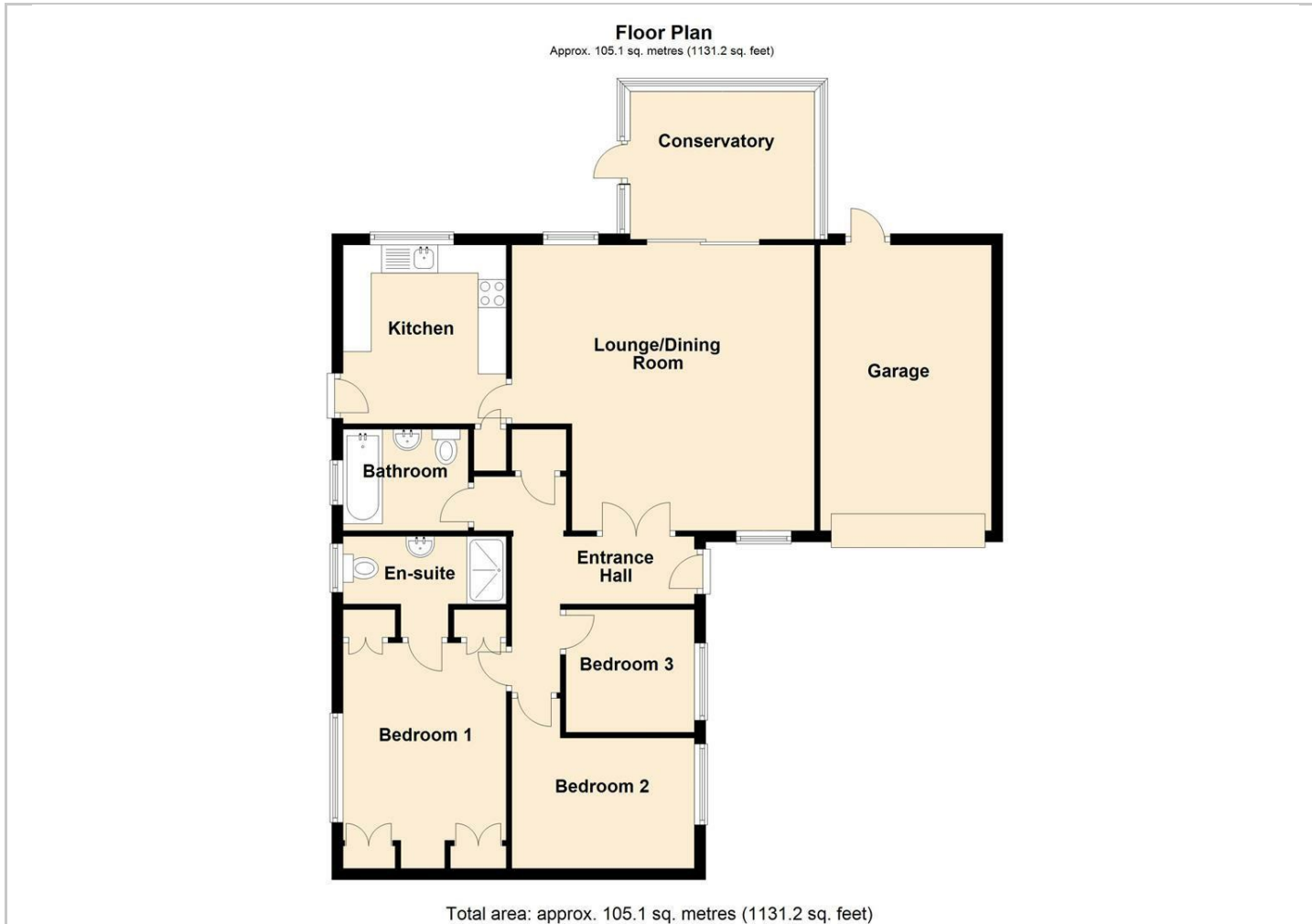
MISREPRESENTATION ACT 1967

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.

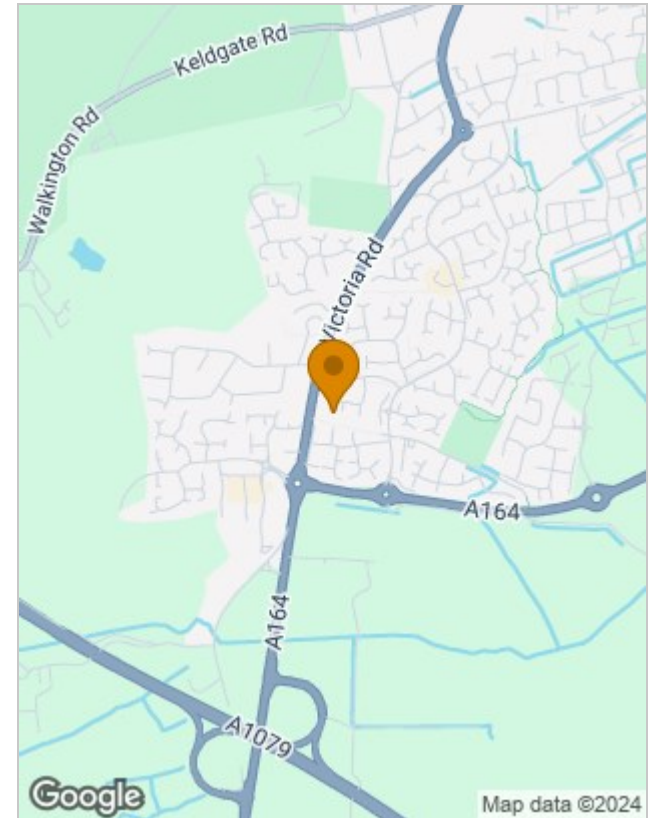
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



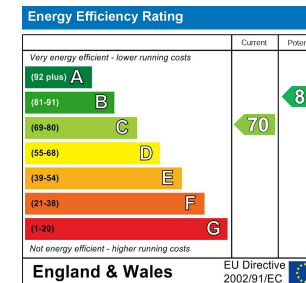
Floor Plans



Location Map



Energy Performance Graph



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.