

**staniford**  
grays



33 West Street, Leven, Beverley, HU17 5LE

Offers In The Region Of £189,950









# 33 West Street

Beverley, HU17 5LE

- THREE BEDROOMED SEMI-DETACHED BUNGALOW
- NO ONWARD CHAIN
- GARAGE
- SOUGHT AFTER LOCATION
- IN NEED OF SOME UPDATING
- OFF-STREET PARKING
- GARDENS TO FRONT & REAR

Being offered with No Onward Chain, is this Three Bedroomed Semi-Detached Bungalow with off-street parking and garage.

The property is in need of some updating and briefly comprises: Entrance Hallway, 'L'-shaped Living/Dining Room, modern fitted Kitchen, 3 Bedrooms and Bathroom.

Gardens to the front and rear.



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## ACCOMMODATION COMPRISES

### GROUND FLOOR ONLY

#### ENTRANCE DOOR TO HALLWAY

Storage cupboard, radiator and airing cupboard.

#### 'L'-SHAPED LIVING ROOM

21'2" max x 15'7" max (6.45m max x 4.75m max)

Having a 'Real Flame' gas fire, window to the front, patio door to the rear, and two radiators.

#### FITTED KITCHEN

10'1" x 9'2" (3.07m x 2.79m)

With wall and base units, roll top work surface with matching splashbacks, NEFF halogen hob and NEFF electric oven and grill under, NEFF extractor hood over, stainless steel sink with mixer tap, plumbing for washing machine, window to the rear and door to the rear.

#### BEDROOM ONE

14'1" x 9'10" (4.29m x 3.00m)

Range of built-in wardrobes. Window to the front and radiator.

#### BEDROOM TWO

10'11" into wardrobes x 10'3" (3.33m into wardrobes x 3.12m)

Range of built-in wardrobes. Window to the rear.

#### BEDROOM THREE

9'8" x 7'1" (2.95m x 2.16m)

Window to the side and radiator.

#### BATHROOM

Panelled bath with electric shower over, pillared wash hand basin, radiator, and window to the side.

#### SEPARATE W.C.

Low flush w.c. and window to the side.





#### **OUTSIDE**

Driveway leading to:

#### **DETACHED GARAGE**

With up and over door.

Lawned garden and path leading to the front door.

To the rear of the property is a lawned garden which continues down the side of the garden and is set in hedged and walled surrounds.

#### **COUNCIL TAX:**

We understand the current Council Tax Band to be C

#### **TENURE :**

We understand the Tenure of the property to be Freehold.

#### **SERVICES :**

Mains water, gas, electricity and drainage are connected.

#### **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@stanfords.com](mailto:bevsales@stanfords.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.

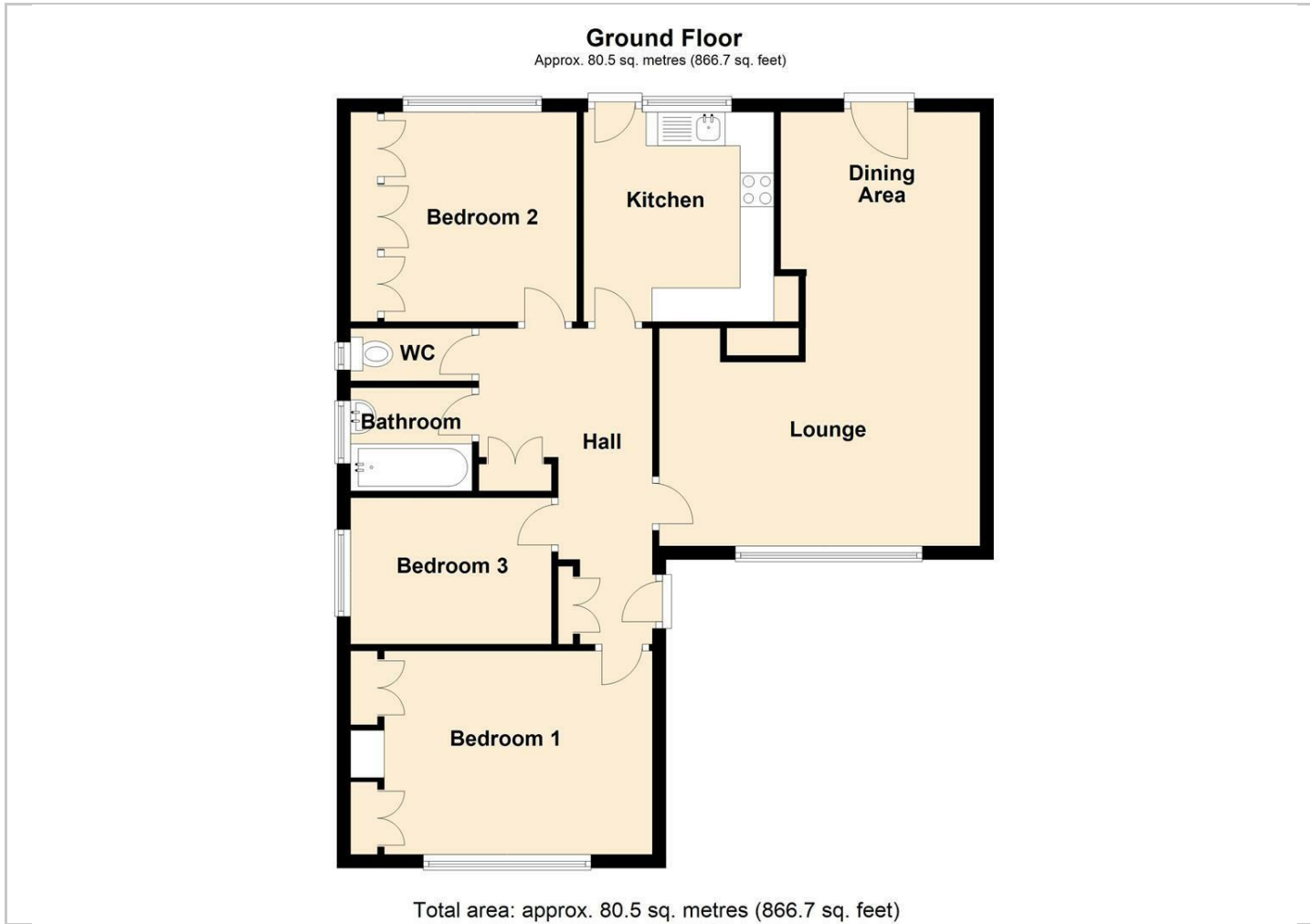
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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







## Floor Plans



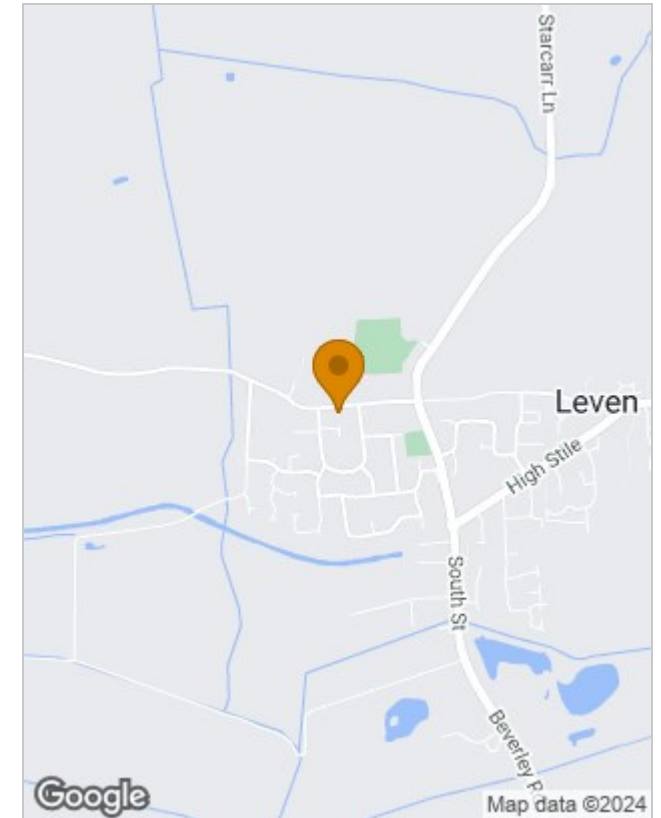
## Viewing

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

