

staniford
grays



18 Godbold Close, Beverley, HU17 0EL

£140,000

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18 Godbold Close

Beverley, HU17 0EL

- TWO BEDROOMS
- PRIVATE REAR GARDEN
- EARLY VIEWINGS RECOMMENDED
- OFF STREET PARKING TO THE FRONT
- CLOSE TO AMENITIES

A two bedroomed terraced property situated in a popular location close to Beverley Town Centre and briefly comprises entrance hallway, fitted kitchen, living room, two bedrooms to first floor and house bathroom. With off street parking to the front and a good sized rear garden.



£140,000



ACCOMMODATION COMPRISES

ENTRANCE DOOR

Opens to hallway with radiator, stairs to the first floor and leads to...

KITCHEN

11'8" x 6'9" (3.56m x 2.06m)
With wall and base units, rolled top work surfaces, one and a half bowl porcelain sink with mixer tap. Space for a gas cooker, plumbing for a washing machine, radiator and window to the front.

LIVING ROOM

14'7" x 12'5" (4.45m x 3.78m)
Electric fire in feature surround, radiator, window and door to the rear.

FIRST FLOOR LANDING

With airing cupboard and loft access.

BATHROOM

Panel bath with electric shower over and glass shower screen. Wash hand basin, low flush WC, radiator and Velux window.

BEDROOM TWO

14'9" x 6'6" (4.50m x 1.98m)
With window to the rear and radiator.

BEDROOM ONE

11'8" x 9'5" (3.56m x 2.87m)
With window to the front and radiator.

EXTERNAL

With off street parking to the front, whilst to the rear is a good sized garden set in a walled and fenced 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 :

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.

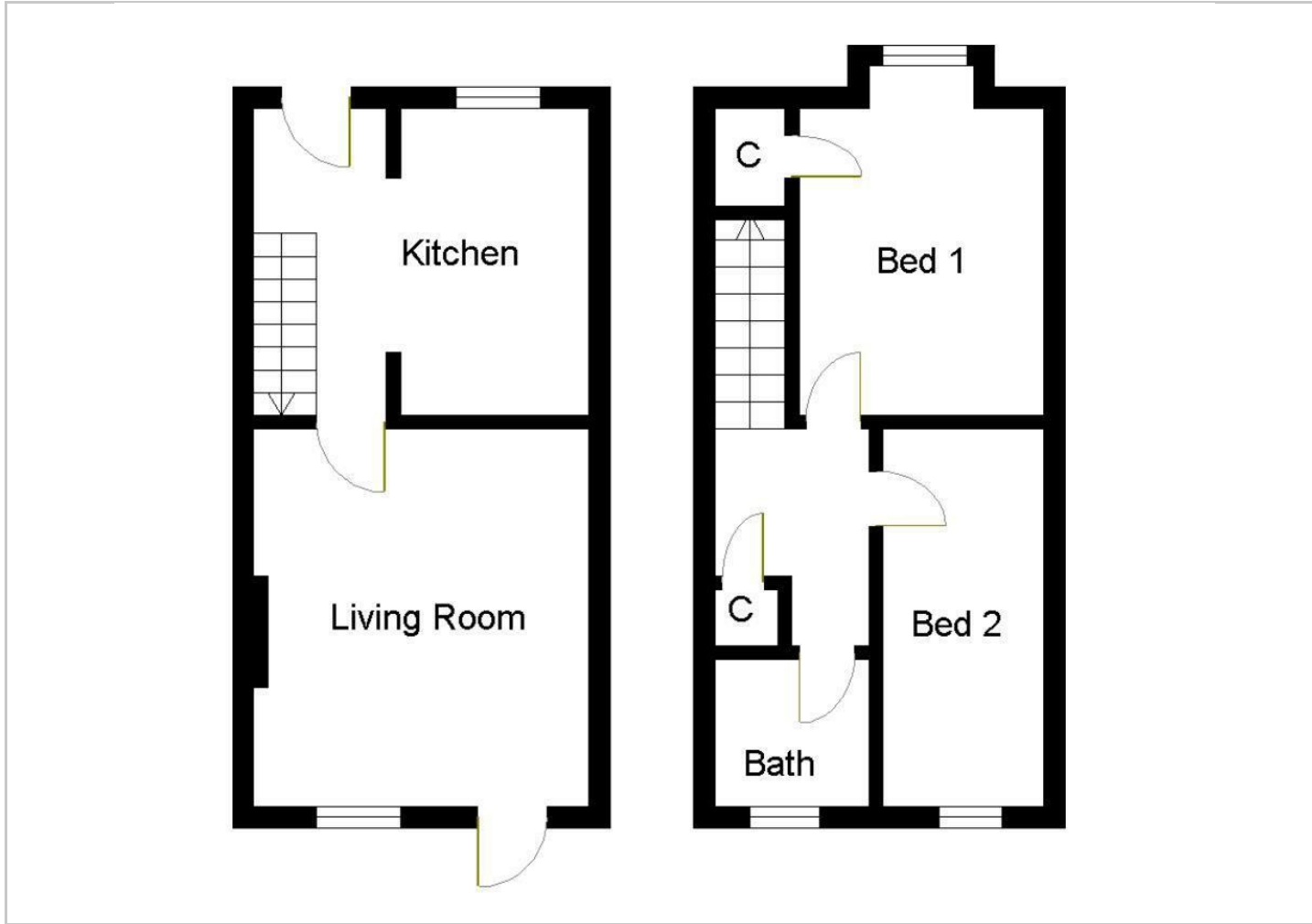
MISREPRESENTATION ACT 1967

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



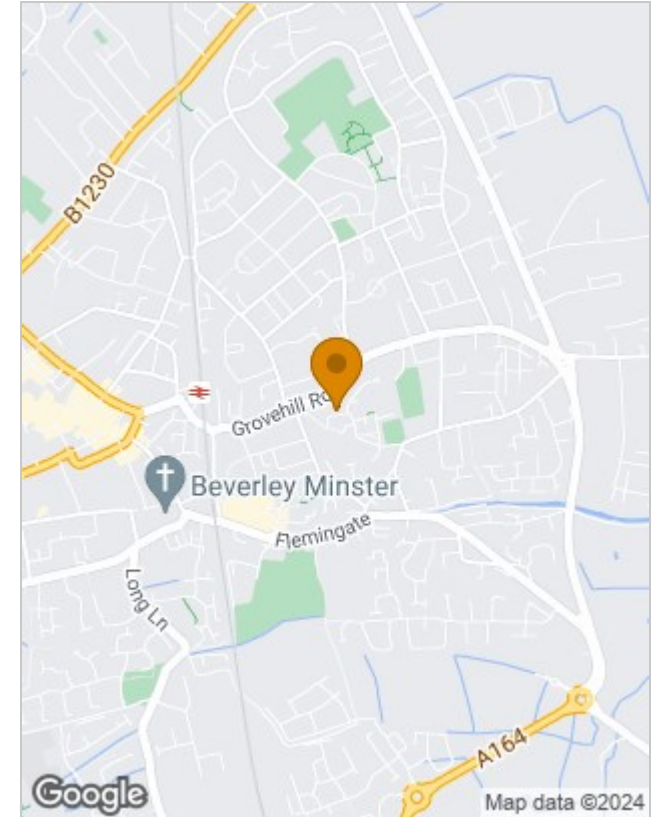
Viewing

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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Tel: 01482 866304 Email: bevsales@stanifords.com

Location Map



Energy Performance Graph

