

**staniford**  
grays



8 The Lawns, Molescroft, Beverley, HU17 7LS

£450,000





# 8 The Lawns

Beverley, HU17 7LS

- HIGHLY SOUGHT AFTER LOCATION
- OFF STREET PARKING
- ORIGINALLY A THREE BEDROOMED BUNGALOW
- NO ONWARD CHAIN
- INTEGRAL DOUBLE GARAGE
- GOOD SIZED GARDENS TO FRONT, REAR AND SIDES
- VERY GENEROUS PROPORTIONS

Being offered with no onward chain is this spacious two bedroomed detached bungalow, which was originally a three bedroomed bungalow and is situated in The Lawns which is a highly sought after location in the Molescroft area of Beverley.

Property briefly comprises entrance hallway, WC cloaks, large open plan living dining area, fitted kitchen, two bedrooms (Master was originally two separate bedrooms), shower room, double garage, lawned garden to the front with side driveway allowing off street parking and good sized private rear garden.



£450,000



## ACCOMMODATION COMPRISES

### ENTRANCE DOOR

Opens onto the hallway with radiator and storage cupboard.

### WC CLOAKS

Low flush WC, wash hand basin in vanity unit and radiator.

### LIVING DINING ROOM

23'6" max x 18'2" max (7.16m max x 5.54m max)

Patio door to the rear, window to the side and three radiators.

### KITCHEN

12'2" x 8'2" (3.71m x 2.49m)

With wall and base units, rolled top work surfaces, electric hob with electric oven under and extractor hood over. Integral fridge, plumbing for a dishwasher, window to the rear and door to the side.

### INNER HALLWAY

Storage cupboard, airing cupboard and radiator.

### MASTER BEDROOM

20'7" x 10'4" (6.27m x 3.15m)

Two windows to the front, window to the side, a range of built in wardrobes and two radiators.

### BEDROOM TWO 12'2" max x 11'1" into wardrobe (3.71m max x 3.38m into wardrobe)

Picture window to the rear, a range of built in wardrobes and a radiator.

### HOUSE SHOWER ROOM

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



#### **INTEGRAL DOUBLE GARAGE**

17'6" x 14'5 (5.33m x 4.39m)

With insulated electric up and over door, two windows to the side, storage area, sink and plumbing for a washing machine.

#### **EXTERNAL**

To the front is a good sized lawned garden and a side brick paved driveway allowing off street parking for numerous cars which leads to the garage. To the rear of the property is a private garden which is laid mainly to lawn with planted areas and is set in a hedged and fenced surround.

#### **COUNCIL TAX:**

We understand the current Council Tax Band to be E

#### **TENURE :**

We understand the Tenure of the property to be Freehold.

#### **SERVICES :**

Mains water, gas, electricity and drainage are connected.

#### **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



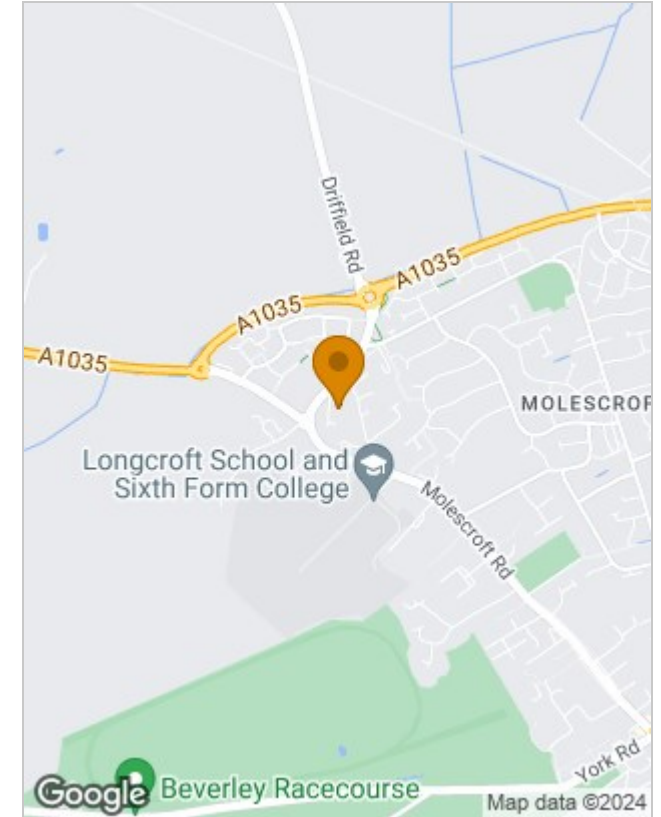
## Viewing

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

