



66 Rowan Avenue, Molescroft, BEVERLEY, HU17 9UN

£245,000



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BEVERLEY, HU17 9UN

- DETACHED FAMILY HOME
- BATHROOM, ENSUITE AND GROUND FLOOR WC
- THROUGH LOUNGE DINING ROOM
- NO ONWARD CHAIN
- THREE BEDROOMS
- MODERN FITTED KITCHEN
- GARAGE AND DRIVEWAY

A very well presented three bedroomed (Master ensuite) detached family home situated in a popular location.

The property benefits from a through lounge, dining room, a modern fitted kitchen, ground floor WC, three first floor bedrooms (Master being ensuite) and family bathroom. Outside there is off street parking leading to a single garage, whilst to the rear is a low maintenance garden with a summer house/ office with electricity laid on and heating.



£245,000



ACCOMMODATION COMPRISES

ENTRANCE DOOR TO ENTRANCE PORCH

With stairs to the first floor.

LIVING ROOM

17'11" into bay window x 12'3" (5.46m into bay window x 3.73m)

With bay window to the front, electric fire in feature surround, radiator and archway leading to ...

DINING AREA

9'8" x 7'7" (2.95m x 2.31m)

Patio door to the rear and radiator.

MODERN FITTED KITCHEN

14'9" max x 8' (4.50m max x 2.44m)

Wall and base units, rolled top work surfaces with matching splashbacks, one and a half resin sink with mixer tap. Halogen hob with extractor hood over. Integral eye level oven and microwave. Integral fridge freezer, integral dishwasher. Space for a washing machine, window to the rear, radiator and door to the side.

WC

Low flush WC, wash hand basin with vanity unit, chrome towel rail.

FIRST FLOOR LANDING

Radiator, left access and leads to...

BEDROOM ONE

11' x 9'6" (3.35m x 2.90m)

Window to the front and radiator.

ENSUITE

Has a low flush WC, wash hand basin in vanity unit, chrome towel rail, shower stall with mains fed shower and window to the side.

BEDROOM TWO

10'1" x 8'10" (3.07m x 2.69m)

Window to the rear and radiator.



BEDROOM THREE

8'4" x 6'8" (2.54m x 2.03m)

Window to the rear and radiator.

HOUSE BATHROOM

Has a panel bath with shower attachment, wash hand basin set in vanity unit, low flush WC, chrome towel rail, window to the front and over stairs cupboard.

EXTERNAL

To the front is a graveled area allowing for extra off street parking and a side driveway leading to a single garage.

To the rear of the property is a low maintenance garden with an Astroturf lawn, a decked seating area, summer house/ office with heating and electric laid on and is set in a 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



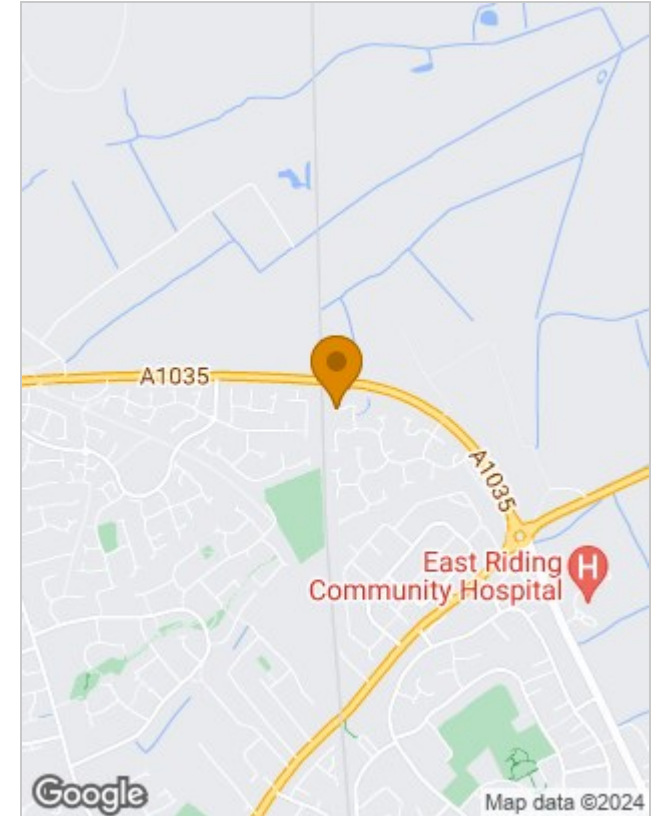
Viewing

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.

3 Sow Hill Road, Beverley, East Riding of Yorkshire,
Tel: 01482 866304 Email: bevsales@stanifords.com

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	