

staniford
grays



31 Morton Lane, Beverley, HU17 9DA

£158,000





31 Morton Lane

Beverley, HU17 9DA

- GREAT CENTRAL LOCATION
- TRADITIONAL TOWN HOUSE
- OPEN PLAN KITCHEN DINER
- GAS CENTRAL HEATING AND DOUBLE GLAZED
- TWO DOUBLE BEDROOMS
- EXTENDED FITTED KITCHEN
- GROUND FLOOR SHOWER ROOM
- NO ONWARD CHAIN

A traditional period end terrace house situated in a highly sought after location and being sold with no onward chain.

The property has been extended and briefly comprises living room, open plan kitchen diner, ground floor shower room, two first floor double bedrooms and rear courtyard garden.



£158,000



ACCOMMODATION COMPRISES

ENTRANCE DOOR

Opens directly into...

LIVING ROOM

11'5" x 9'10" (3.48m x 3.00m)

With open fire in feature surround, radiator and window to the front.

OPEN PLAN DINING KITCHEN

DINING AREA

11'5" x 10'3" (3.48m x 3.12m)

With stairs to the first floor, under stairs cupboard, radiator and window to the side.

KITCHEN

11'4" x 9'6" (3.45m x 2.90m)

Wall and base units, wooden work surfaces, tiled splashbacks, double Belfast sink with mixer tap and feature matching drainer. Gas hob with extractor hood over and electric oven under. Plumbing for a washing machine and dishwasher. There is a ceiling sky light and window to the side.

REAR HALL

Has a door to the rear and radiator.

BATHROOM

Has a large walk in shower with mains fed shower over. Low flush WC, pillared wash hand basin, heated towel rail and window to the rear.

FIRST FLOOR LANDING

With loft access.

BEDROOM ONE

11'5" x 9'4" (3.48m x 2.84m)

There is a window to the front and radiator.



BEDROOM TWO

10'5" x 8'11" (3.18m x 2.72m)

There is a window to the rear, radiator and airing cupboard housing a gas combination boiler.

EXTERNAL

To the front of the property is a fenced terraced garden. Whilst to the rear is a courtyard garden set in a 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 :

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.

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

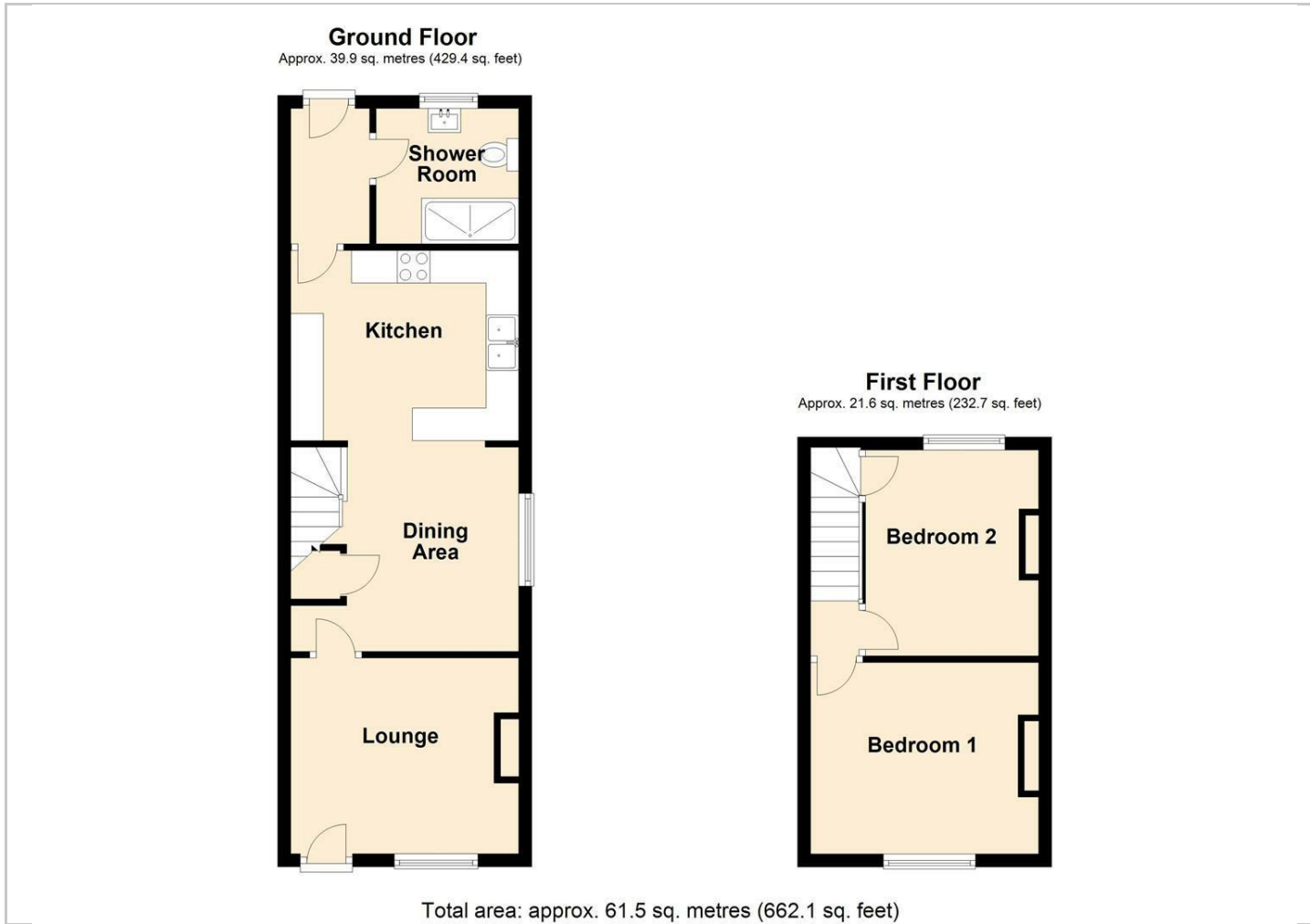
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal 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



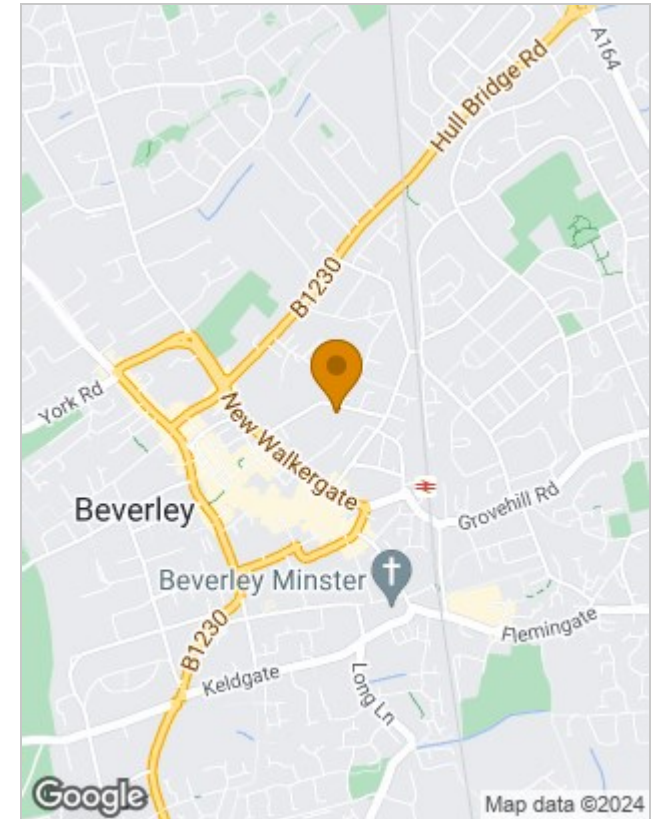
Viewing

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,
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Location Map



Energy Performance Graph

