

staniford
grays



2 Hawthorne Garth, Beverley, HU17 9US

Offers In The Region Of £275,000





2 Hawthorne Garth

Beverley, HU17 9US

- NO ONWARD CHAIN
- THREE BEDROOMS
- OFF STREET PARKING
- EXTENDED DINING ROOM
- LARGER THAN USUAL DETACHED HOME
- BRICK GARAGE
- GARDENS FRONT AND REAR
- CONSERVATORY

Offered with no onward chain, this larger than normal three bedroomed detached property has been maintained to a high standard and briefly comprises;

Entrance hallway, ground floor WC, living room, snug, fitted kitchen, dining room. To the first floor are three bedrooms and family bathroom. Outside there is a garden to the front, side driveway leading to a garage, whilst to the rear is a private garden.



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ACCOMMODATION COMPRISES

ENTRANCE DOOR TO ENTRANCE HALLWAY

With radiator and window to the side.

WC

With low flush WC, pillared wash hand basin, radiator and window to the side.

LIVING ROOM

14'2" into bay x 14'8" (4.32m into bay x 4.47m)

Bay window to the front, electric fire in feature surround, two radiators and double doors opening onto....

SNUG

Stairs to the first floor, radiator and patio doors opening onto...

11'10" x 9'2" (3.61m x 2.79m)

CONSERVATORY

With radiator and patio doors to the rear.

11'8" x 8'8" (3.56m x 2.64m)

KITCHEN

Wall and base units, rolled top work surfaces, tiled splashbacks, one and a half stainless steel sink with mixer tap. Integral dishwasher, space for a cooker with extractor hood over, plumbing for a washer and dryer and archway to....

10'8" x 8'7" (3.25m x 2.62m)

DINING ROOM

Window to the side and rear, door to the side and radiator.

11'8" x 9'6" (3.56m x 2.90m)

FIRST FLOOR LANDING

Has loft access, airing cupboard, radiator and windows to front and side.

BEDROOM ONE

14'8" into wardrobes x 9'6" (4.47m into wardrobes x 2.90m)

With a range of built in bedroom furniture, radiator and window to the front.

BEDROOM TWO

Window to the rear and radiator.

10'9" x 8'8" (3.28m x 2.64m)



BEDROOM THREE

9'2" x 8'9" (2.79m x 2.67m)

Window to the rear and radiator.

SHOWER ROOM

Has a walk in shower with mains fed shower, wash hand basin and low flush WC both set in a vanity unit. Heated towel rail, window to the side and is set in a tiled surround.

EXTERNAL

To the front of the property is lawned garden with a side paved driveway leading to garage.

To the rear of the property is a private lawned garden with planted surrounds set in a hedged and 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

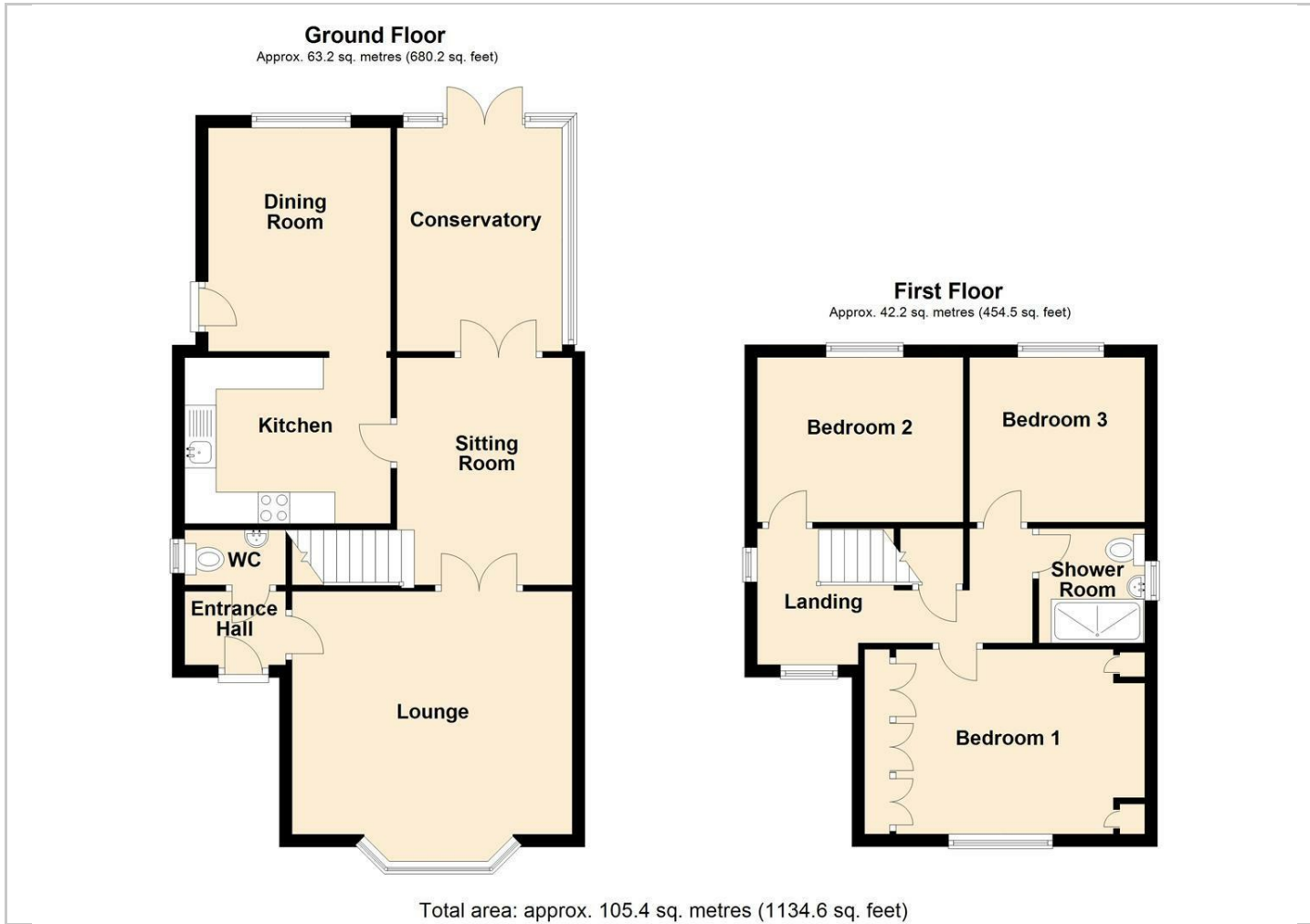
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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



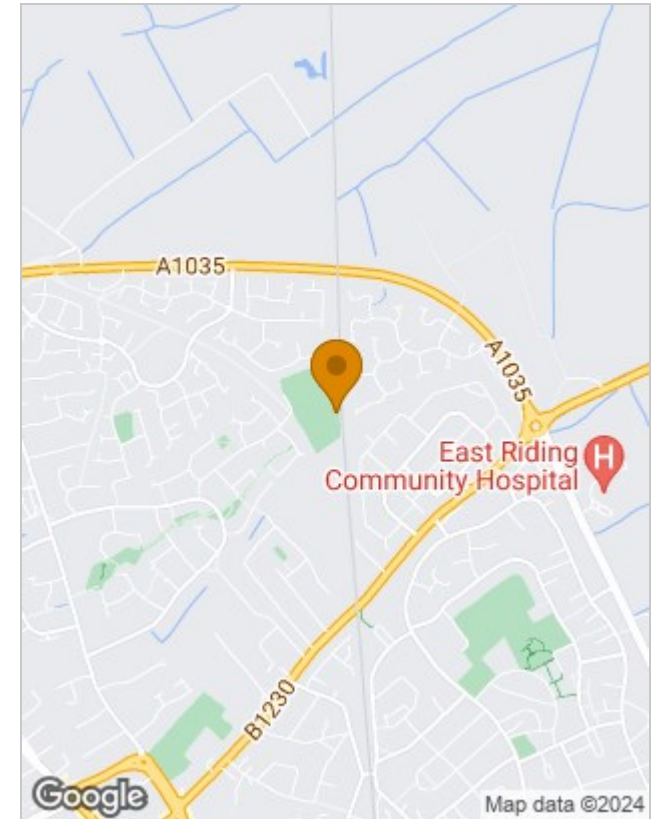
Viewing

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

