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FOR SALE 01482 866300

15 Hawthorne Garth, Beverley, HU17 9US

Fixed Asking Price £200,000

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# 15 Hawthorne Garth

Beverley, HU17 9US

- ATTRACTIVE SEMI DETACHED HOME
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- SIDE DRIVE
- TWO BEDROOMS
- GARDENS FRONT AND REAR
- SOUGHT AFTER LOCATION

An attractive modern two bedroom semi detached property, situated in a sought after location, close to Beverley town centre.

The property benefits from an entrance hallway, a living dining room, breakfast kitchen, whilst the first floor gives access to two bedrooms and family bathroom. Outside of the property there is a lawned garden to the front with a side driveway for off street parking whilst to the rear is a private good sized garden with a garden shed and set in a fenced surround.



Fixed Asking Price £200,000



## ACCOMMODATION COMPRISES

### ENTRANCE DOOR TO HALLWAY

Entrance door, radiator, double glazed window.

### LIVING DINING ROOM

21'2" into bay x 11'10" (6.45m into bay x 3.61m)  
Bay window to front, radiator, real flame gas fire in feature surround, under stairs cupboard and stairs to first floor.

### BREAKFAST KITCHEN

11'11" x 7'6" (3.63m x 2.29m)  
Fitted matching base and wall units, rolled edge work surfaces, sink and mixer tap, gas hob with electric oven under and extractor hood over, integral washing machine and integral dishwasher, integral fridge freezer, window to the rear and door to the rear.

### FIRST FLOOR LANDING

Has loft access point.

### BEDROOM ONE

11'8" into wardrobe x 11'1" (3.56m into wardrobe x 3.38m)  
Range of built in wardrobes. window to the rear, airing cupboard and radiator.

### BEDROOM TWO

Window to the front and radiator. 11'9" x 9'5" (3.58m x 2.87m)

### BATHROOM

Three piece suite comprising paneled 'P' bath with mains shower over and rainfall shower, low flush WC, pedestal wash basin. Chrome towel rail, window to the side and is set in a tiled surround.

### EXTERNAL

To the front is an lawned garden with paved path to threshold. Paved side drive providing ample parking space.

To the rear is a good sized garden with seating area, lawned are with graveled borders, paved seating at the back and set within fenced perimeters.



#### **Location & Directions**

Hawthorne Garth is a highly regarded address to the north of Beverley town centre, a location that provides convenient access for a range of local amenities including those within the town centre itself. Leave Beverley centre via Hengate, proceed into Norwood and further into Hull Bridge Road. Turn left at the roundabout into Grange Way, left again into Rowan Avenue then left into Lilac Avenue. Turn right into Hawthorne Garth and the property is on the right.

#### **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@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



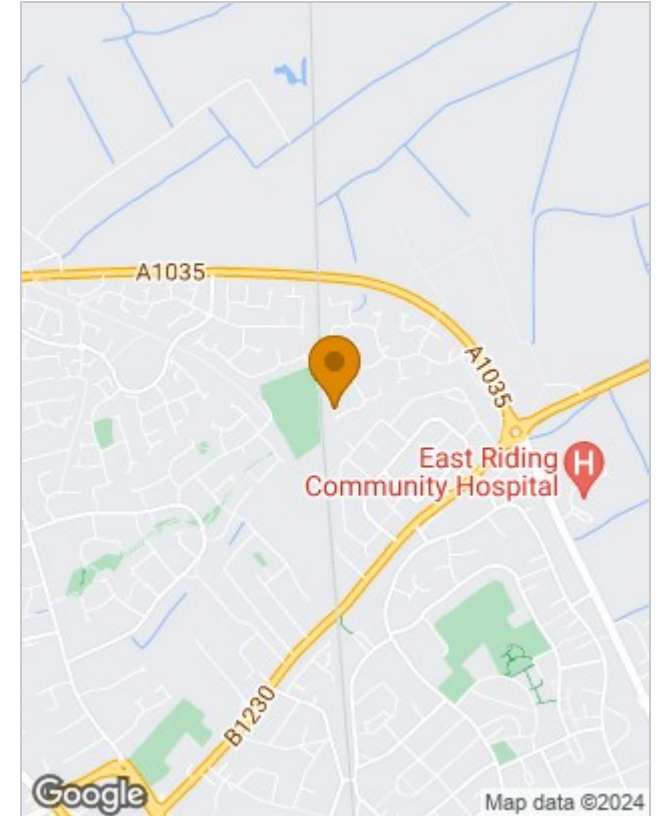
## Viewing

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

