

staniford
grays



38 Middlehowe Green, Walkington, Beverley, HU17 8TE

£380,000





38 Middlehowe Green

Beverley, HU17 8TE

- THREE BEDROOMED DETACHED BUNGALOW
- HIGHLY SOUGHT AFTER LOCATION
- SEPERATE DINING ROOM
- PLENTY OF OFF STREET PARKING AND GARAGE
- GOOD SIZED DINING KITCHEN
- GARDENS FRONT AND REAR

A large three bedroom detached bungalow situated in a sought after location in the highly regarded East Yorkshire village of Walkington.

The property benefits from gardens front and rear, plenty of off street parking and garage. Briefly comprising entrance hallway, WC Cloaks, living room, dining kitchen, utility, dining room, three bedrooms and a modern shower room.



£380,000



ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

With a window to the side and radiator.

WC

Has a low flush WC, pillared wash hand basin, radiator, window to the front and set in a part tiled surround.

LIVING ROOM

22'5" x 13'1" (6.83m x 3.99m)

Electric fire in surround, large picture window to the front, patio doors to the rear and radiator.

DINING KITCHEN

13'8" x 11'5" (4.17m x 3.48m)

Wall and base units, rolled top work surfaces, tiled splashbacks, stainless steel sink and drainer with mixer tap. Space for a gas cooker, cupboard housing the boiler, storage cupboard, window to the side and door to the side.

UTILITY

Has plumbing for a washing machine and door to the garage.

DINING ROOM

10'8" x 10'1" (3.25m x 3.07m)

Windows to the side and rear and radiator.

REAR HALLWAY

Has loft access.

BEDROOM ONE

12'3" x 11'4" (3.73m x 3.45m)

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

BEDROOM TWO

10'2" x 9'4" (3.10m x 2.84m)

Has a window to the front and radiator.



BEDROOM THREE

9'2" x 7'11" (2.79m x 2.41m)

Window to the rear and radiator.

SHOWER ROOM

Has a shower stall with electric shower, low flush WC, pillared wash hand basin, radiator and window to the front.

EXTERNAL

Garden to the front and side driveway giving access to the garage.

To the rear is a private garden which is set in planted surrounds.

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.

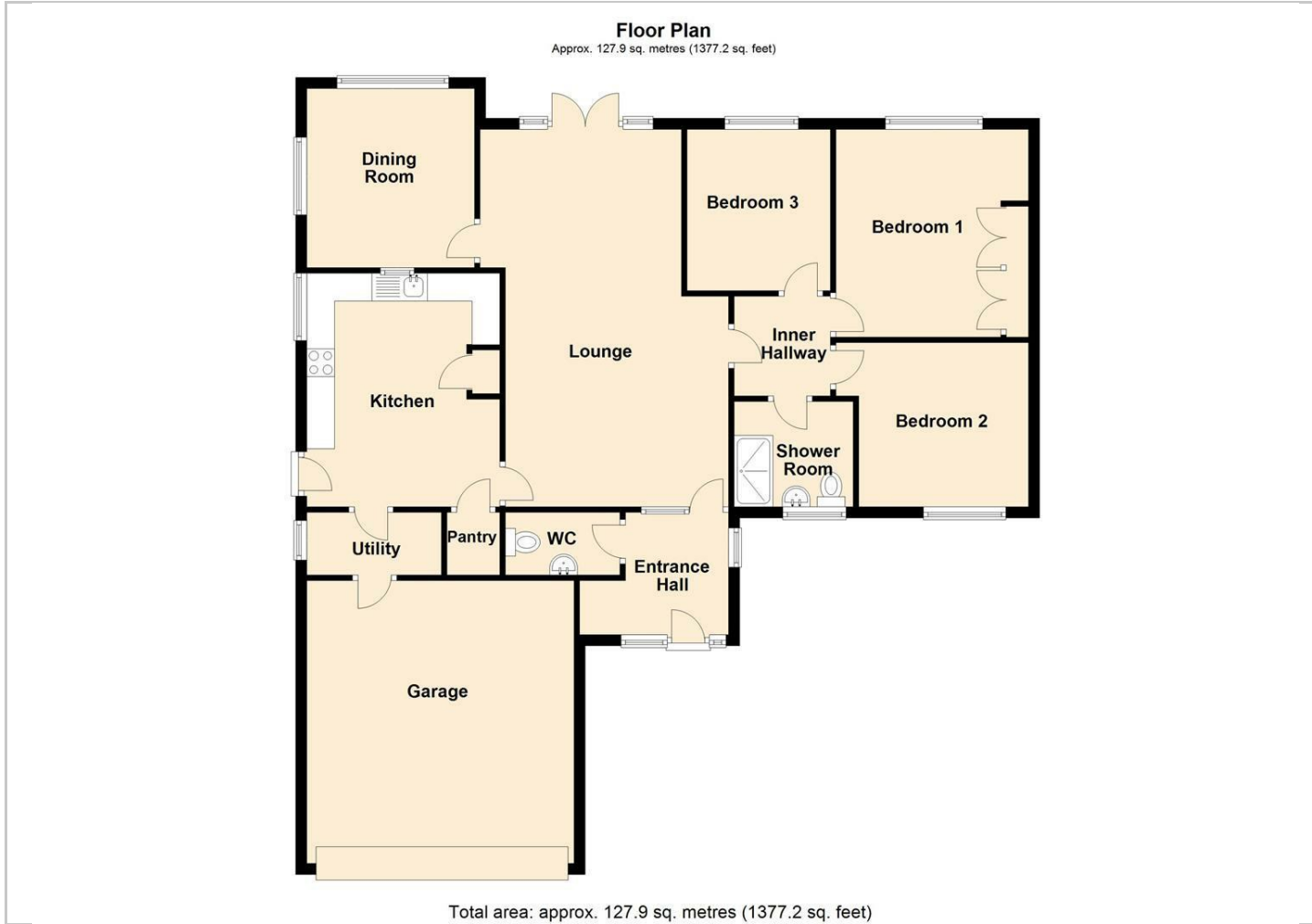
MISREPRESENTATION ACT 1967

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.

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Location Map



Energy Performance Graph

