

**staniford**  
grays



21 Willow Grove, Beverley, HU17 8DS

£270,000







# 21 Willow Grove

Beverley, HU17 8DS

- EXCEPTIONAL LOCATION
- WALKING DISTANCE TO BEVERLEY TOWN CENTRE
- SOUTHERLY FACING REAR GARDEN
- COMBI BOILER
- NO ONWARD CHAIN
- VIEWS OVER BEVERLEY WESTWOOD
- CHARACTER PROPERTY
- EARLY VIEWINGS RECOMMENDED

Situated in a highly sought after location overlooking Beverley Westwood, and a stones throw from Beverley Town Centre, this two bedroom character property needs to be viewed to appreciate the location.

The property benefits from a low maintenance garden to the front with stunning views, separate living room and dining room, kitchen, two bedrooms to the first floor, Bathroom and a good sized southerly facing rear garden.



£270,000



## ACCOMMODATION COMPRISES

### ENTRANCE DOOR TO HALLWAY

Stairs to 1st floor and Radiator.

### LIVING ROOM

13'7 into bay x 10'11 (4.14m into bay x 3.33m)

Bay window to the front, gas fire in surround, radiator, double doors to:-

### DINING ROOM

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

Real flame gas fire, radiator, under stairs cupboard, door to rear.

### KITCHEN

8 x 6 (2.44m x 1.83m)

Wall and base units, roll topped work surface, tiled splashbacks, stainless steel sink, mixer tap, plumbing for washing machine, window to the rear, door to the rear.

### 1st FLOOR LANDING

Loft access, electric heater

### BEDROOM 1

12'9 x 11'1 (3.89m x 3.38m)

Window overlooking Beverley Westwood, radiator.

### BEDROOM 2

11'11 x 8'2 (3.63m x 2.49m)

Airing cupboard housing the gas fired combi boiler, window to the rear, radiator.

### BATHROOM

Panelled bath with mains fed shower over, low flush W/C, wash hand basin, window to the side, radiator.

### OUTSIDE





#### **TO THE FRONT**

To the front of the property there is a gravelled garden, perfect for sitting out and enjoying the spectacular views.

#### **TO THE REAR**

To the rear is a southerly facing garden with certain planted areas and a pathway to the rear access.

#### **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**

Stanifords 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



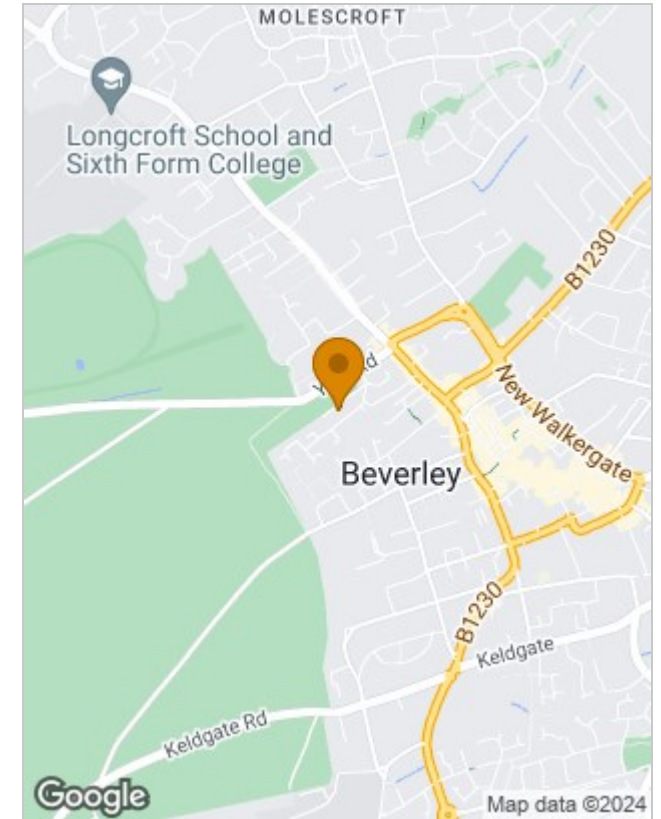
## Viewing

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

