

# staniford grays



9A Lichfield Close, Beverley, HU17 8PX

£270,000





# 9A Lichfield Close

Beverley, HU17 8PX

- SPACIOUS THREE BEDROOM DETACHED HOME
- ESTABLISHED GARDENS TO FRONT AND REAR
- LARGE KITCHEN DINER
- CLOSE TO LOCAL SHOPS AND SHORT WALK INTO THE TOWN CENTRE
- VERY ESTABLISHED & POPULAR LOCATION
- OFF STREET PARKING
- GROUND FLOOR /STUDY/ BEDROOM FOUR
- POTENTIAL TO EXTEND SUBJECT TO NECESSARY PLANNING CONSENT

A three bedroom detached home situated in a popular location.

Briefly comprising entrance hallway, large living room, through kitchen diner, study/ bedroom four and WC/ cloaks. To the first floor are three bedrooms and family bathroom. Outside of the property to the front is a lawned garden and side driveway for off street parking. To the rear is a good sized private garden.



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## ACCOMMODATION COMPRISES

### ENTRANCE DOOR TO HALL

With stairs to the first floor and radiator.

### WC

Low flush WC, wash hand basin, radiator and window to the front.

### LIVING ROOM

24' max x 12'5" max (7.32m max x 3.78m max)

Feature fire in surround, two radiators, window to the front and patio doors to the rear.

### DINING KITCHEN

24'10" x 7'5" (7.57m x 2.26m)

With wall and base units, rolled top work surfaces, tiled splashbacks, stainless steel sink with mixer tap, range cooker with extractor hood over. Plumbing for a washing machine and dishwasher, window to the front and patio door to the rear.

### STUDY/ BEDROOM FOUR

9'8" x 7'10" (2.95m x 2.39m)

Window to the rear, radiator and under stairs storage cupboard.

### FIRST FLOOR LANDING

Has a window to the side, radiator, loft access, over stairs airing cupboard.

### BEDROOM ONE

13'1" into wardrobe x 8'3" (3.99m into wardrobe x 2.51m)

A range of built in wardrobes, window to the front and radiator.

### BEDROOM TWO

10'10" x 8'3" (3.30m x 2.51m)

Window to the rear and radiator.

### BEDROOM THREE

6'11" x 6'10" (2.11m x 2.08m)

Window to the front and radiator.



#### **HOUSE BATHROOM**

Has a 'P' shaped panel bath with electric shower over and glass shower screen. low flush WC set in a vanity unit, wash hand basin also set in a vanity unit. Chrome towel rail, window to the rear and is set in a tiled surround.

#### **EXTERNAL**

To the front there is a lawned garden, a side driveway allowing off street parking, access to the rear of the property from both sides of the house.

To the rear of the property there is a paved seating area, a lawned garden, a small garden pond and Shed. There is a raised paved seating area which is very sheltered and is a great sun trap , garden set, all set in fenced and hedged 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 :**

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



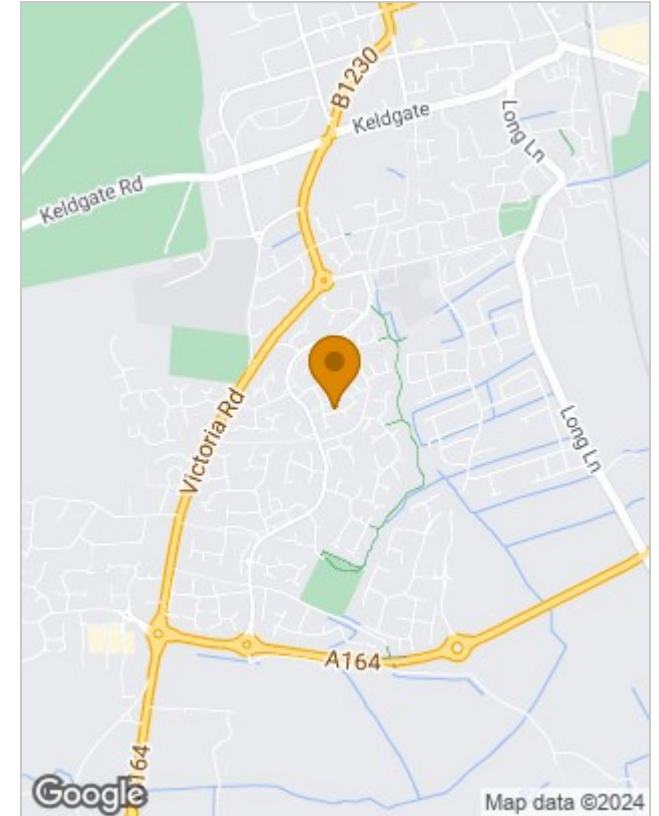
## Viewing

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.

3 Sow Hill Road, Beverley, East Riding of Yorkshire,  
Tel: 01482 866304 Email: bevsales@stanifords.com

## Location Map



## Energy Performance Graph

