

**staniford**  
grays



35 Finch Park, Beverley, HU17 7DW

£420,000





# 35 Finch Park

Beverley, HU17 7DW

- NO ONWARD CHAIN
- DETACHED BUNGALOW
- THREE BEDROOMS
- HIGHLY SOUGHT AFTER LOCATION
- DRIVEWAY AND GARAGE
- GOOD SIZED GARDEN TO REAR

A three bedroomed detached bungalow in this highly sought after area.

The property sits at the head of a cul-de-sac and briefly comprises, hallway, living room, dining kitchen, utility, three bedrooms (second currently used as a dining room), modern shower room, gardens front and rear. Side driveway to garage.



£420,000



## ACCOMMODATION COMPRISES

### ENTRANCE DOOR TO HALLWAY

With airing cupboard and radiator.

### LIVING ROOM

16'3" x 12'5" (4.95m x 3.78m)

Patio door to rear, real flame gas fire in feature surround, window to the rear and radiator.

### DINING ROOM/ BEDROOM TWO

12'4" x 8'11" (3.76m x 2.72m)

Currently being used as a dining room. Window to the rear and radiator.

### BREAKFAST KITCHEN

17'6" max x 9'11" (5.33m max x 3.02m)

Wall and base units, rolled top work surfaces, tiled splashbacks, one and a half resin sink with mixer tap. Gas hob with extractor hood over, integral electric oven, integral microwave, integral fridge and integral dishwasher. Breakfast bar, windows to front and side, radiator, door to side and door to...

### UTILITY ROOM

7'9" x 5'11" (2.36m x 1.80m)

Base units with rolled top work surfaces, tiled splashbacks, resin sink with mixer tap, plumbing for a washing machine and dryer, window to the rear and radiator.

### BEDROOM ONE

12'10" x 10'7" (3.91m x 3.23m)

Range of built in bedroom furniture, window to the rear and radiator.

### BEDROOM THREE

9'8" x 8'11" (2.95m x 2.72m)

Built in bedroom furniture, window to the front and radiator.

### SHOWER ROOM

Modern fitted shower room with walk in shower and mains fed shower over. Low flush WC, pillared wash hand basin, chrome towel rail, window to the front and is set in a tiled surround.



#### **EXTERNAL**

To the front of the property is a lawned garden with a side driveway leading to the garage which has electric up and over door. There is a storage cupboard housing the gas boiler and has electric laid on.

To the side there is a paved walkway with doors at each end and door giving access to garage and WC with low flush WC , pillared wash hand basin and window to the rear.

The rear garden is a large landscaped garden with brick paved seating area. Lawned garden with planted surrounds, there is a feature paved seating area and all is set in fenced surrounds.

#### **COUNCIL TAX:**

We understand the current Council Tax Band to be E

#### **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.

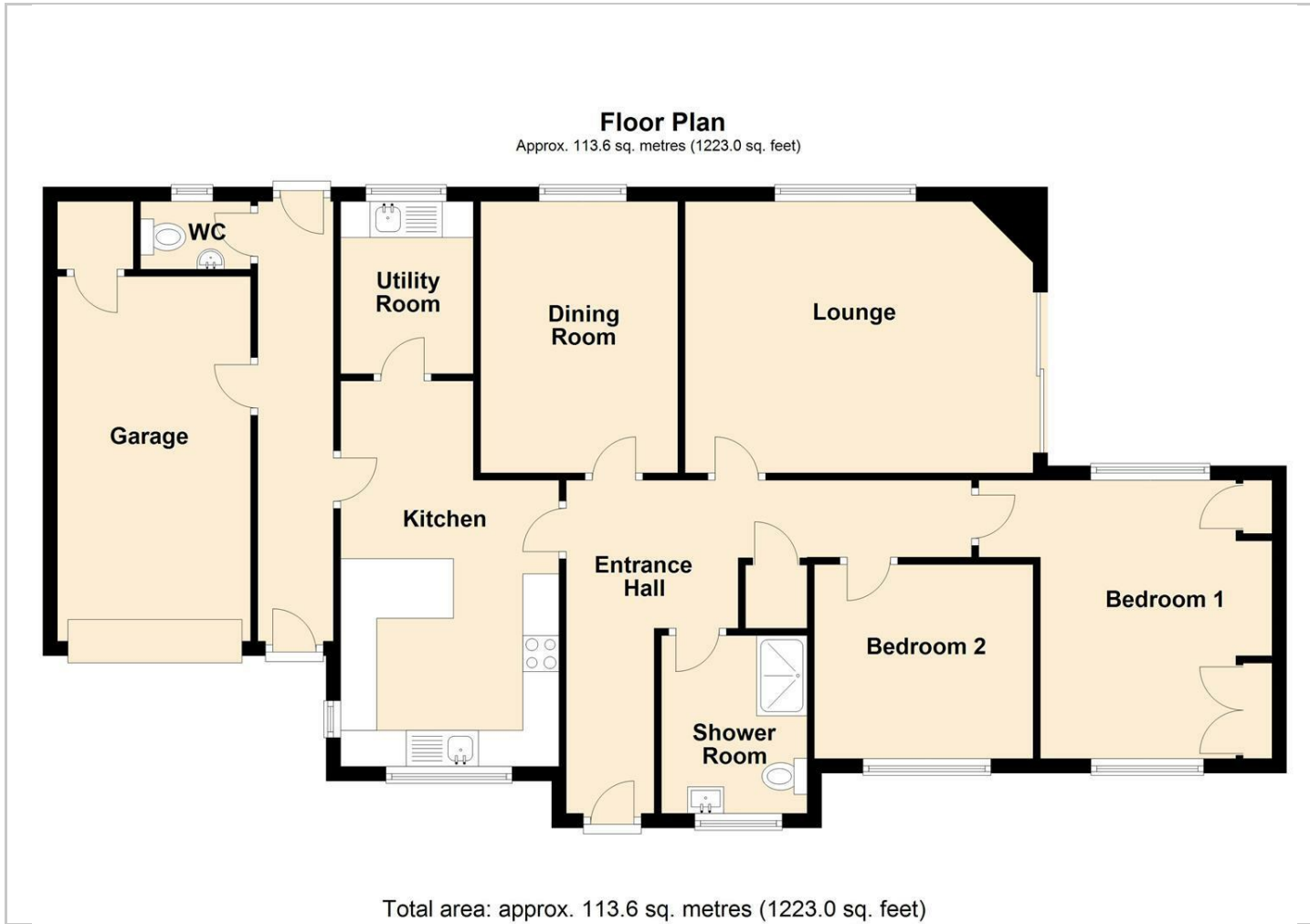
#### **MISREPRESENTATION ACT 1967**

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



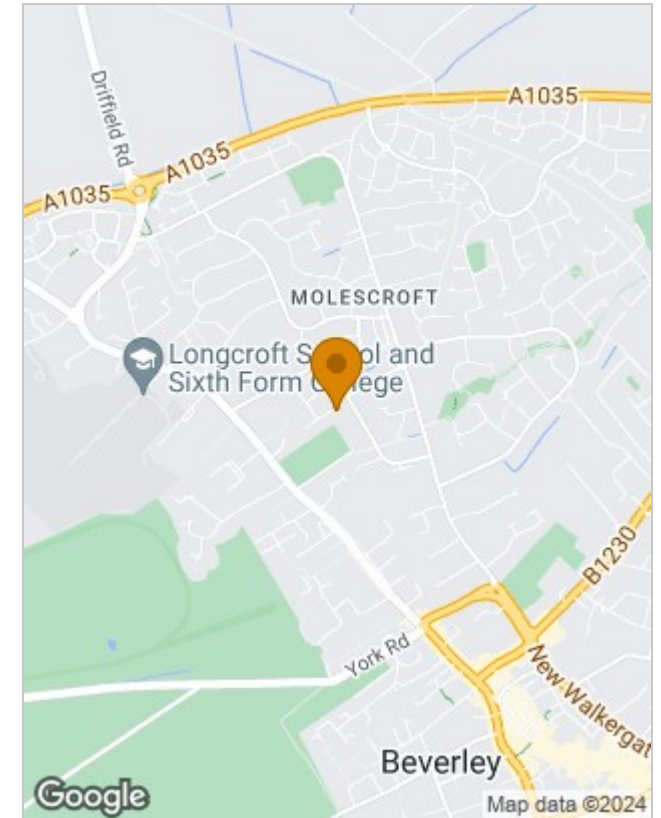
## Viewing

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

