

staniford
grays



6 Mansell Close, Beverley, HU17 0GF

£195,000

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6 Mansell Close

Beverley, HU17 0GF

- POPULAR FLEMINGATE AREA
- TWO ALLOCATED PARKING SPACES TO FRONT
- MODERN DECOR THROUGHOUT
- MODERN KITCHEN AND BATHROOM
- CUL-DE-SAC LOCATION
- CLOSE TO BEVERLEY TOWN CENTRE
- TWO DOUBLE BEDROOMS
- BIFOLDING DOORS TO THE REAR
- CLOSE TO LOCAL AMENITIES
- LOW MAINTENANCE REAR GARDEN

A two bedroomed terraced property with two allocated parking spots to the front.

Situated in the popular Flemingate area, close to all amenities and Beverley Town centre.

The property has been maintained to a high standard by the current owner and briefly comprises; modern fitted kitchen, living room with bifold doors to rear garden, WC/ Cloaks. To the first floor are two double bedrooms and modern fitted bathroom. Low maintenance garden to the rear.



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ACCOMMODATION COMPRISES

ENTRANCE DOOR TO HALLWAY

With stairs to the first floor and radiator.

KITCHEN

10'6" x 5'8" (3.20m x 1.73m)
With wall and base units, rolled top work surfaces, gas hob with extractor hood over and electric oven under. One and a half stainless steel sink with mixer tap. Space for a fridge freezer, plumbing for a washing machine, window to the front and radiator.

CLOAKS/ WC

Has a low flush WC with wash hand basin and radiator

LIVING ROOM

12'11" x 11'9" (3.94m x 3.58m)
Bifolding doors to the rear, radiator and under stairs storage cupboard.

FIRST FLOOR LANDING

Has loft access.

BEDROOM ONE

11'9" into wardrobes x 10'11" (3.58m into wardrobes x 3.33m)
A range of built in wardrobes, window to the front and radiator.

BEDROOM TWO

11'9" x 7'5" (3.58m x 2.26m)
A range of built in furniture, window to the front and radiator.

HOUSE BATHROOM

Has a panel bath with mains fed shower over. Low flush WC, pillared wash hand basin, radiator and is set in a part tiled surround.



EXTERNAL

To the front is a courtyard garden and two allocated off street parking bays.

To the rear is a low maintenance garden with paved and graveled areas set in a fenced surround.

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@stanfords.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.

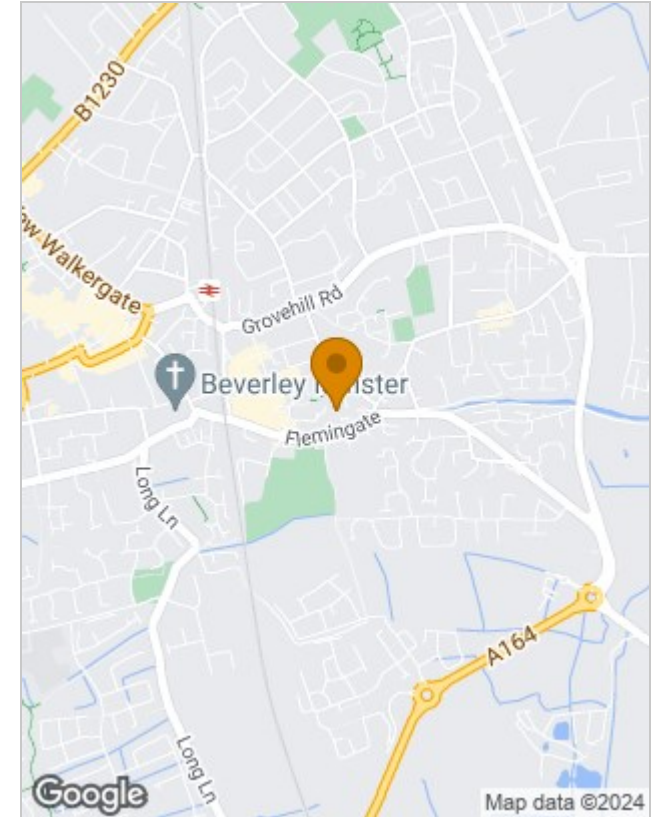
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



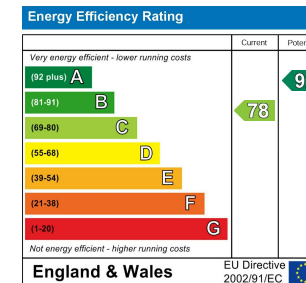
Floor Plans



Location Map



Energy Performance Graph



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.