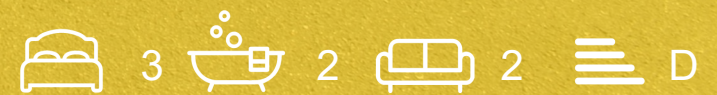


staniford
grays



12a Sackville Close, Beverley, HU17 8XF

£295,000





12a Sackville Close

Beverley, HU17 8XF

- WELL PROPORTIONED MODERN LINK DETACHED HOUSE
- CLOSE TO BEVERLEY TOWN CENTRE
- UPDATED AND UPGRADED TO A HIGH STANDARD BY THE CURRENT OWNER
- OFF STREET PARKING
- SOUGHT AFTER LOCATION
- FEATURE WOOD BURNING STOVE
- THREE BEDROOMS WITH MASTER ENSUITE
- GARAGE CONVERTED INTO UTILITY/HOBBY ROOM

A modern three bedroomed (Master ensuite) link detached property situated in a sought after location, has been updated and upgraded by the current owner to a high standard.

The property briefly comprises; Entrance hallway, WC, Living room with modern feature wood burning stove open plan kitchen diner, converted garage to create a utility/ hobby room. To the first floor is a Master bedroom and ensuite, two further bedrooms, bathroom.

Outside to the front is off street parking, whilst to the rear is a good sized private garden.



£295,000



ACCOMMODATION COMPRISES

ENTRANCE DOOR TO HALLWAY

With stairs to the first floor, radiator, under stairs cupboard.

CLOAKS/ WC

Has a low flush WC, chrome towel rail, wash hand basin in vanity unit and window to the front.

LIVING ROOM

16'11 into bay x 12'7 max (5.16m into bay x 3.84m max)

Bay window to the front, feature wood burning stove, radiator and double doors opening to...

DINING KITCHEN

16' x 10'8 - cooking area 8'1 x 6'9 (4.88m x 3.25m - cooking area 2.46m x 2.06m)

Wall and base units, with wooden work surfaces, stainless steel sink with mixer tap, integral fridge freezer, integral dishwasher, window to the rear and patio doors to the rear and radiator.

Archway to cooking area, with wall and base units, with wooden work surfaces, five ring Neff gas hob with a Neff extractor hood over and Neff electric oven under. Window and door to the rear, radiator and door to the converted garage, now used as a utility/ gym.

UTILITY ROOM/ GYM

9'5 x 8'6 (utility area) 8'6 x 7'7 (storage area (2.87m x 2.59m (utility area) 2.59m x 2.31m (storag

There are base units, rolled top work surfaces, stainless steel sink with mixer tap, plumbing for a washing machine and tumble dryer.

The remainder of the garage for storage has an up and over door to the front.

FIRST FLOOR LANDING

Has loft access, airing cupboard housing a recently installed gas combination boiler.

BEDROOM ONE

There is a window to the front, built in wardrobes and radiator.

11'2 x 9'5 (3.40m x 2.87m)

ENSUITE

Has a shower stall with mains fed shower, wash hand basin and low flush WC set in a vanity unit, chrome towel rail and window to the side.

**BEDROOM TWO**

Window to the rear, radiator and built in wardrobes.

9'5 x 9'4 (2.87m x 2.84m)

BEDROOM THREE

Window to the front, radiator and storage cupboard.

7'6 x 6'4 (2.29m x 1.93m)

HOUSE BATHROOM

Has a panel bath with mains fed shower over, glass shower screen, low flush WC, wash hand basin in vanity unit, heated towel rail, window to the rear and set in a part tiled surround.

EXTERNAL

To the front there is a driveway allowing for off street parking, to the rear is a good sized private garden with paved seating area, lawned area and is set in a fenced surround.

COUNCIL TAX:

We understand the current Council Tax Band to be D

TENURE :

We understand the Tenure of the property to be Freehold.

SERVICES :

Mains water, gas, electricity and drainage are connected.

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

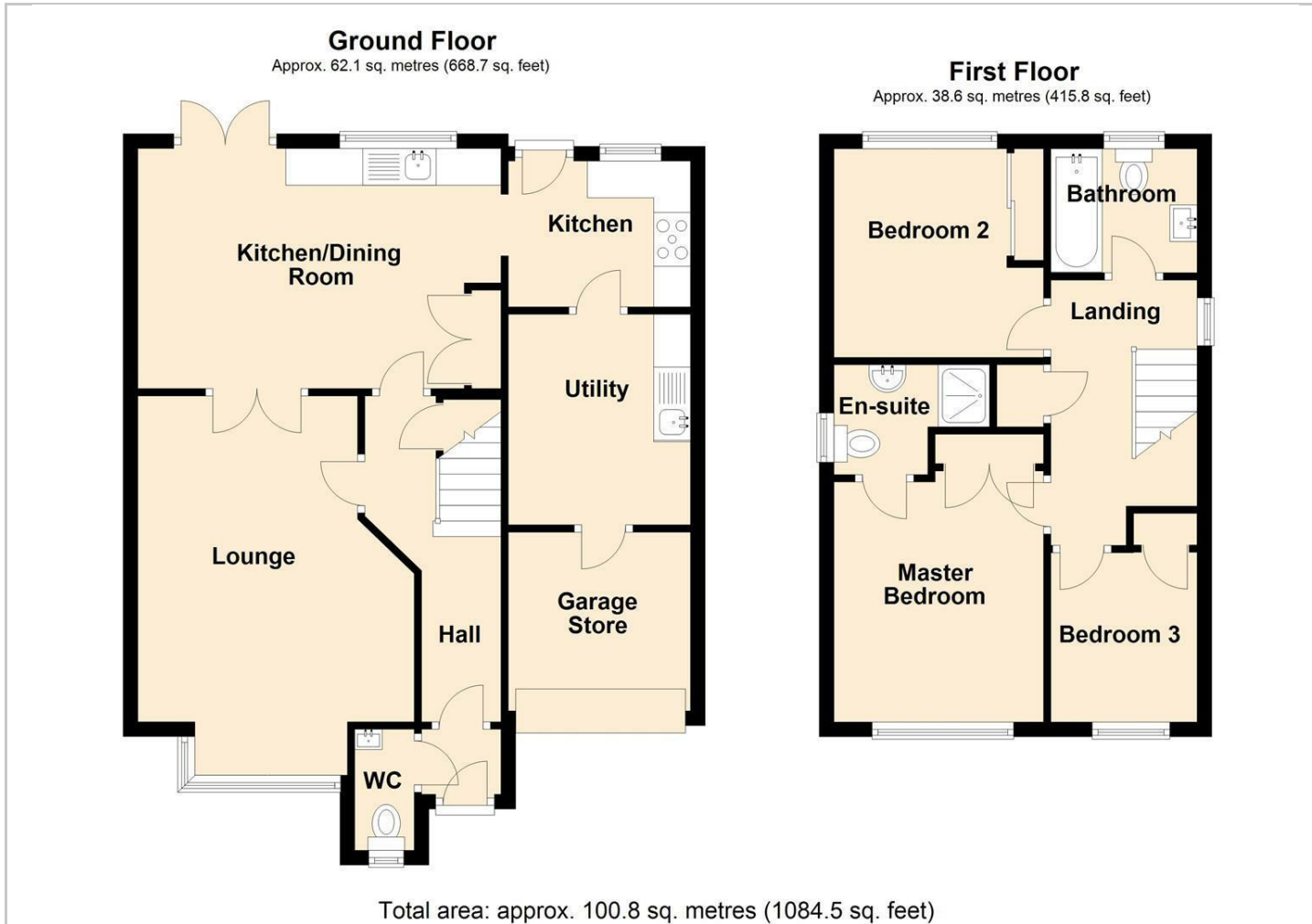
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal 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



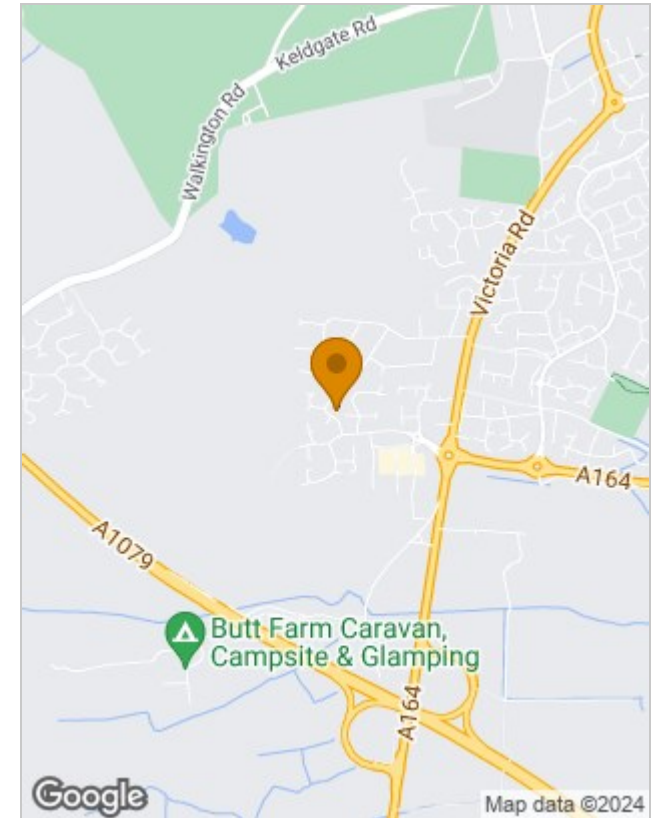
Viewing

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.

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

Location Map



Energy Performance Graph

