

staniford
grays



7 Berkshire Close, BEVERLEY, HU17 8UW

£290,000





7 Berkshire Close

BEVERLEY, HU17 8UW

- A WONDERFUL FAMILY HOME
- DETACHED PROPERTY WITH SIDE DRIVEWAY
- MODERN KITCHEN DINING AREA
- SOUGHT AFTER LOCATION
- NO ONWARD CHAIN
- THREE BEDROOM (MASTER WITH ENSUITE)
- DETACHED GARAGE
- CONSERVATORY
- SOUTH EASTERLY FACING GARDEN

A superb three bedroomed (Master ensuite) detached property situated in a highly sought after location.

Briefly comprising; Entrance hallway, spacious lounge with bay window to the front, large open plan kitchen diner, conservatory. To the first floor are three bedrooms with a master ensuite and a family bathroom. There is a side driveway for off street parking leading to a detached garage and a south easterly facing garden to the rear.



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ACCOMMODATION COMPRISES

ENTRANCE DOOR TO HALLWAY

With radiator and stairs to the first floor.

LIVING ROOM

16'5" into bay window x 13'6" (5.00m into bay window x 4.11m)

Bay window to the front, wall mounted electric fire, under stairs cupboard and radiator.

OPEN PLAN DINING KITCHEN

16'9" x 10'5" (5.11m x 3.18m)

Wall and base units with wooden work surfaces, gas hob with extractor hood over and electric oven under. There is an integral dishwasher, integral washing machine, tiled splashbacks, radiator and patio doors opening to....

CONSERVATORY

10'10" x 9'6" (3.30m x 2.90m)

With ceiling fan and patio door to the rear.

FIRST FLOOR LANDING

Has loft access and airing cupboard.

BEDROOM ONE

10'10" x 9'9" (3.30m x 2.97m)

Window to the front, radiator and large storage cupboard.

ENSUITE

Shower stall with mains fed shower, low flush WC, pillared wash hand basin, chrome towel rail, window to the front and is set in a part tiled surround.

BEDROOM TWO

9'6" x 8'9" (2.90m x 2.67m)

Window to the rear and radiator.

BEDROOM THREE

9'5" x 7'8" (2.87m x 2.34m)

Window to the rear and radiator.



HOUSE BATHROOM

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

EXTERNAL

To the front is a lawned garden with a driveway to the side allowing for plenty of off street parking, leading to a detached garage with up and over door, and electric laid on.

To the rear of the property there is a south easterly facing garden which has a high quality Astroturf lawn. There is a paved seating area, pebble borders, outside lights and is set in walled surrounds.

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 :

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.

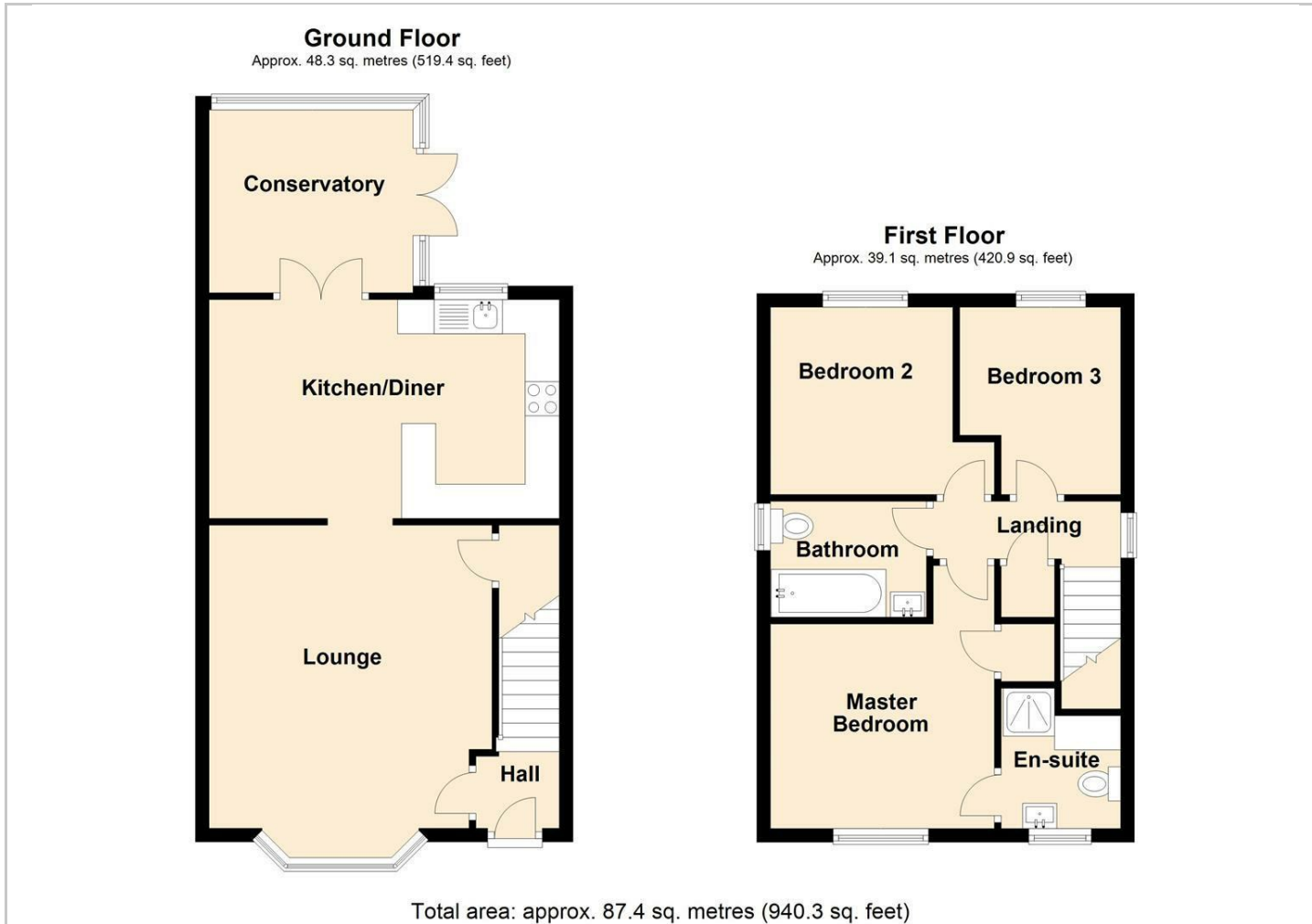
MISREPRESENTATION ACT 1967

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



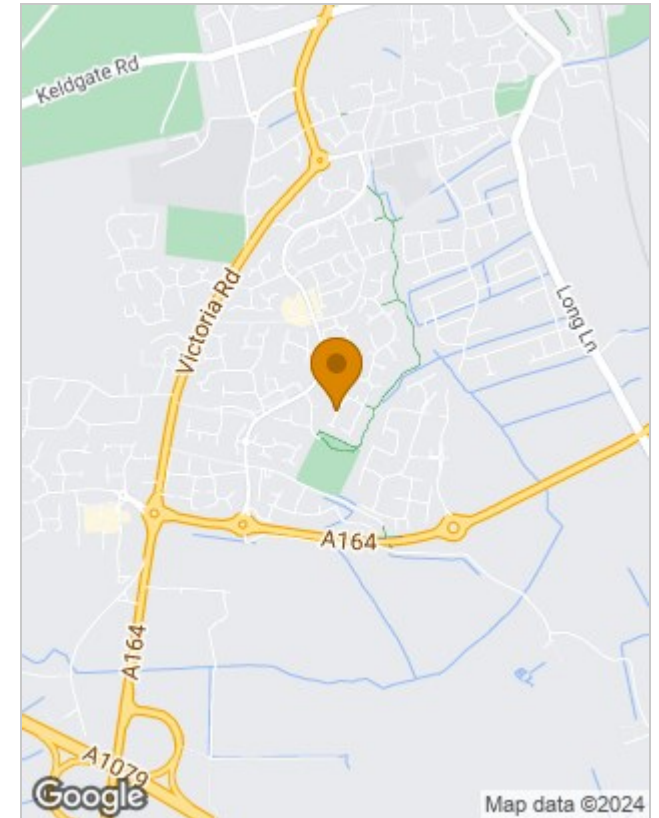
Viewing

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

