

staniford
grays



50 West Street, Leven, Beverley, HU17 5LF

Offers Invited £129,000





50 West Street

Beverley, HU17 5LF

- CHARACTER PROPERTY
- MODERN FITTED BATHROOM
- CLOSE TO BEVERLEY AND THE EAST COAST
- FITTED KITCHEN
- LIVING ROOM WITH LOG BURNING STOVE

This one bedroom cottage situated in the popular East Yorkshire village of Leven, which is ideal for Beverley and the East Coast. This property would be ideal for a first time buyer or someone looking for a holiday home.

The property benefits from a gas fired central heating system and log burning stove in the living room. The property comprises living room, fitted kitchen, ground floor bathroom and first floor double bedroom with a rear area suitable for use as a study.



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ACCOMMODATION COMPRISES

ENTRANCE DOOR 12'11" x 11'11" (3.94m x 3.63m)
Opens into living room. Window to the front, a log burning stove and radiator.

KITCHEN 16'1" max x 10'3" max (4.90m max x 3.12m max)
Wall and base units, rolled top work surfaces, tiled splashbacks, gas hob with electric oven under. Sink with mixer tap, stairs to first floor and storage cupboard.

BATHROOM
Has panel bath with electric shower over, low flush WC, pillared wash hand basin, radiator and window to the rear.

FIRST FLOOR

BEDROOM 11'11" x 10'11" (3.63m x 3.33m)
With window to the front, radiator and built in wardrobe.

USEABLE ROOM/ STUDY
Has a window to the rear.

EXTERNAL
Access to the property down a side pathway.

COUNCIL TAX:
We understand the current Council Tax Band to be



SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Stanifords 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.

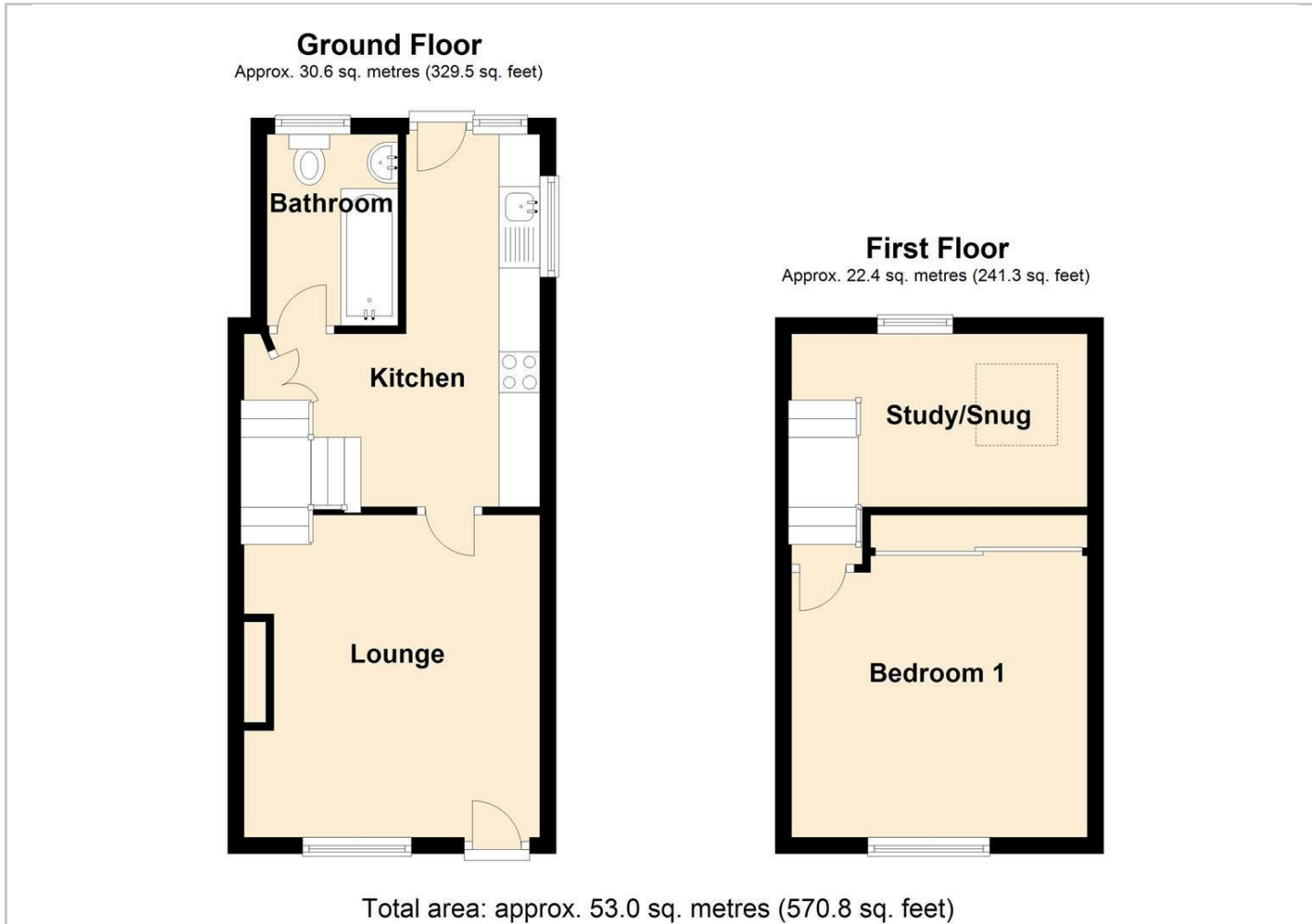
MISREPRESENTATION ACT 1967

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



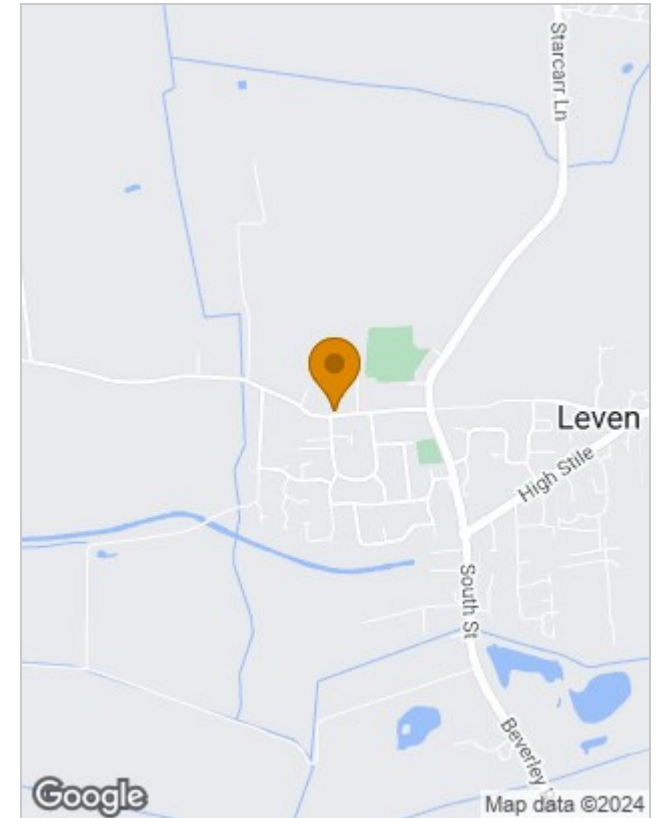
Viewing

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	