

staniford
grays



21 Swinemoor Lane, Beverley, HU17 0JU

£155,000





21 Swinemoor Lane

Beverley, HU17 0JU

- RECENTLY MODERNISED MID TERRACE PROPERTY
- IDEAL FOR FIRST TIME BUYERS
- GARAGE AND OFF STREET PARKING
- TWO BEDROOMS
- NEWLY FITTED KITCHEN
- SITUATED IN A POPULAR LOCATION
- TWO RECEPTION ROOMS
- MODERN FITTED BATHROOM

A newly modernised two bedroomed terrace property situated in a sought after location and briefly comprising entrance hallway, living room, dining room, modern fitted kitchen. To the first floor are two bedrooms and a modern fitted bathroom.

Outside there is a low maintenance garden to the front, whilst to the rear is a low maintenance garden, garage, off street parking and further garden to the rear.



£155,000



ACCOMMODATION COMPRISES

ENTRANCE DOOR INTO HALLWAY

With stairs to the first floor and giving access to reception spaces.

LIVING ROOM

12'9" x 9'8" (3.89m x 2.95m)

There is a bay window to the front, gas fire in feature surround and radiator.

LOUNGE DINER

Has a window to the rear, built in cupboard and radiator.

MODERN FITTED KITCHEN

11'8" x 7'3" (3.56m x 2.21m)

There is a range of wall and base units with rolled top work surfaces, sink with mixer tap and splashbacks. Plumbing for a gas cooker, space for a fridge freezer, plumbing for a washing machine, window to the side, radiator and door to the side.

FIRST FLOOR LANDING

Has loft access.

MASTER BEDROOM

12'12" x 11'6" (3.66m x 3.51m)

Two windows to the front and a radiator.

BEDROOM TWO

14'1" x 5'11" (4.29m x 1.80m)

With a window to the rear and radiator.

HOUSE BATHROOM

Has a panel bath with mains fed shower over and feature glass shower screen, low flush WC, pillared wash hand basin and window to the rear.



EXTERNAL

To the front is a low maintenance garden.

To the rear garden is split with a communal pathway. There is a low maintenance courtyard garden, communal pathway, garage with up and over door and low maintenance graveled garden beyond with garden shed and 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@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.

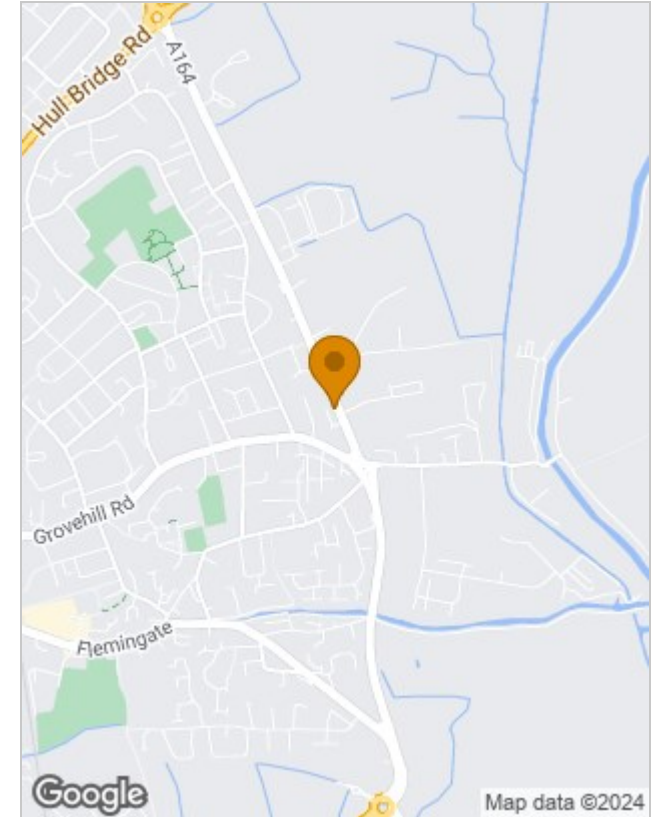
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



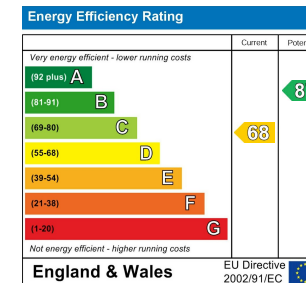
Floor Plans



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.