

staniford
grays



18 Fairview Close, Molescroft, Beverley, HU17 7DE

55% Shared Ownership £129,250





18 Fairview Close

Beverley, HU17 7DE

- READY TO MOVE IN CONDITION
- THREE BEDROOMS (MASTER WITH ENSUITE)
- PRIVATE REAR GARDEN
- GROUND FLOOR WC
- 55% SHARE
- WELL PRESENTED
- CENTRAL LOCATION
- OFF STREET PARKING AND GARAGE
- MODERN FITTED KITCHEN

Offered for sale at a 55% share of this three bedroomed (master with ensuite) terraced property which has been maintained by the current owner to a very high standard.

Briefly comprising entrance porch, WC, living room, dining kitchen, three first floor bedrooms with the Master Ensuite, house bathroom, garden to the rear, off street parking and garage.



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ACCOMMODATION COMPRISES

ENTRANCE DOOR TO ENTRANCE PORCH

WC CLOAKS

Low flush WC and wash hand basin.

LIVING ROOM

Bay window to the front and radiator.

16'5 into bay x 12'1 (5.00m into bay x 3.68m)

DINING KITCHEN

With wall and base units, rolled top work surfaces with matching splashbacks, stainless steel sink with mixer tap. Plumbing for a gas cooker, plumbing for a washing machine, space for a fridge freezer, under stairs storage cupboard, window to the rear and patio door to the rear and radiator.

15'6 max x 16'1 max (4.72m max x 4.90m max)

FIRST FLOOR LANDING

Has loft access and airing cupboard.

MASTER BEDROOM

Two windows to the rear, radiator and over stairs /Wardrobe.

10'9 x 10'6 (3.28m x 3.20m)

ENSUITE

Shower cubicle with mains fed shower, pillared wash hand basin, low flush WC and heated towel rail.

BEDROOM TWO

Window to the front and radiator.

12'9 max x 8'1 max (3.89m max x 2.46m max)

BEDROOM THREE

Window to the front and radiator.

7'5 max x 7'2 max (2.26m max x 2.18m max)



HOUSE BATHROOM

Has a panel bath, low flush WC, pillared wash hand basin, heated towel rail and window to the rear. Set in part tiled surround.

EXTERNAL

To the front is a low maintenance paved area, whilst to the rear is a garden set mainly to lawn in fenced surrounds. There is an allocated car parking space in front of a garage with up and over doors.

COUNCIL TAX:

We understand the current Council Tax Band to be C

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be a Shared/Freehold.

55% Share = £129,250

Full ownership if required after negotiation with York Housing = £235,000

Rent is £220.50 per month which includes building insurance management fees and service charge.

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



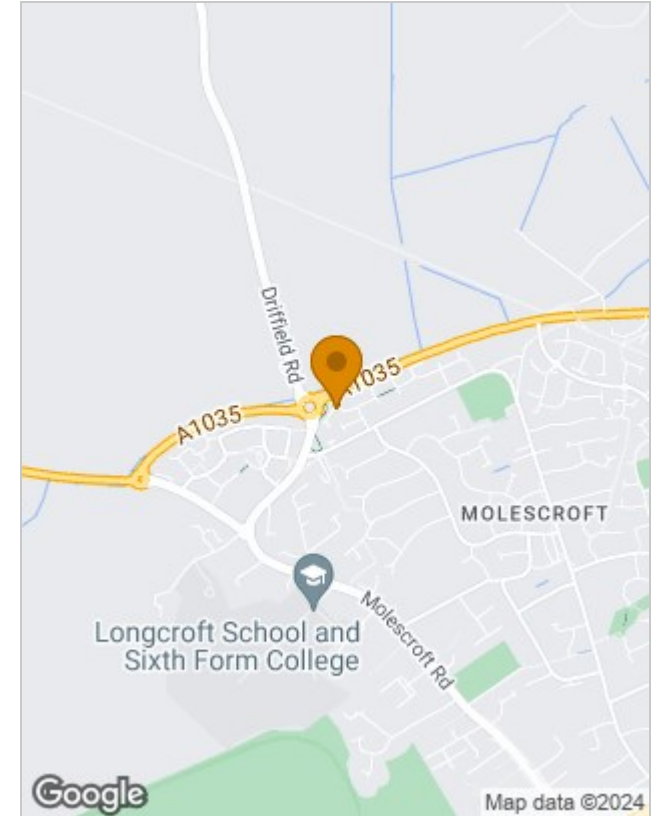
Viewing

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	