

staniford
grays



104 Butterfly Meadows, Beverley, HU17 9GB

Offers Over £260,000





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Beverley, HU17 9GB

- GENEROUS SIZED THREE BEDROOM DETACHED HOUSE
- POPULAR LOCATION
- GOOD SIZED LIVING ROOM
- CONVERTED GARAGE INTO A POSSIBLE FOURTH BEDROOM
- OPEN PLAN DINING KITCHEN
- CONSERVATORY
- MASTER BEDROOM WITH ENSUITE

A good sized three bedroomed (master with ensuite) detached property, situated in the sought after Molescroft location.

Briefly comprising lounge, open plan dining kitchen, ground floor WC, conservatory, garage converted into second sitting room/ bedroom four. First floor landing gives access to three bedrooms (master with ensuite) and family bathroom. Off street parking to the front, and garden to the rear.



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ACCOMMODATION COMPRISES

ENTRANCE DOOR TO HALLWAY

With stairs to the first floor

LIVING ROOM

13'3 x 10'6 (4.04m x 3.20m)

Window to the front, under stairs storage area. Feature radiator and archway through to kitchen.

DINING KITCHEN

18' x 9'8 (5.49m x 2.95m)

There are wall and base units, feature quartz work surface (installed May 2023) with breakfast bar. Induction hob with touch screen extractor, double oven and grill, wine cooler, integral dishwasher, two feature radiators, window to the rear and patio doors opening onto...

CONSERVATORY

9'8 x 9 (2.95m x 2.74m)

With patio doors opening onto the rear garden.

STUDY/ BEDROOM FOUR

12'8 x 8'8 (3.86m x 2.64m)

Window to the front, cupboard housing new condensing boiler, installed April 2023 with a 10 year warranty, radiator and door to storage area.

REAR LOBBY

Has door to the side.

WC

Has a low flush WC, pillared wash hand basin and window to the rear.

FIRST FLOOR LANDING

Has loft access and airing cupboard.

MASTER BEDROOM

13' x 8'9 (3.96m x 2.67m)

Window to the front and radiator.

ENSUITE

Has a shower stall with mains fed shower, low flush WC, pillared wash hand basin and window to the front.

BEDROOM TWO

13'5 x 11'8 (4.09m x 3.56m)

Two windows to the front, storage area and radiator.



BEDROOM THREE

9'6 x 6'9 (2.90m x 2.06m)

Window to the rear and radiator.

HOUSE BATHROOM

Has a panel bath, a wash hand basin, low flush WC, window to the rear, wall mounted storage cupboard with mirrored front, heated chrome towel rail set in a part tiled surround.

EXTERNAL

To the front a low maintenance garden and side driveway allowing off street parking for up to three vehicles.

There is a double shed to the side of the property with electricity laid on.

To the rear, is a south west facing garden featuring a paved seating area, lawned garden, side passage to storage shed set in a fenced surround.

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.

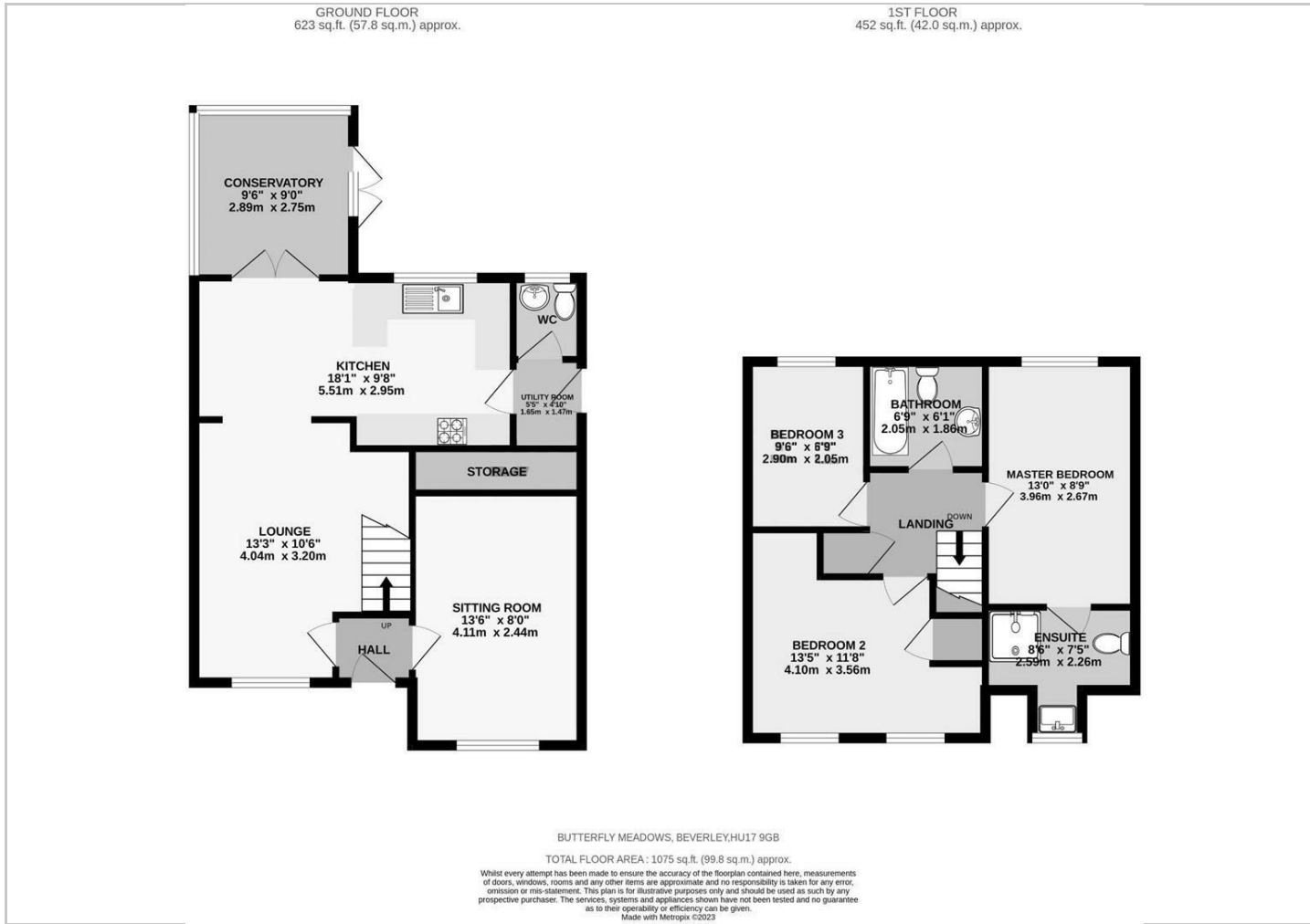
MISREPRESENTATION ACT 1967

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.

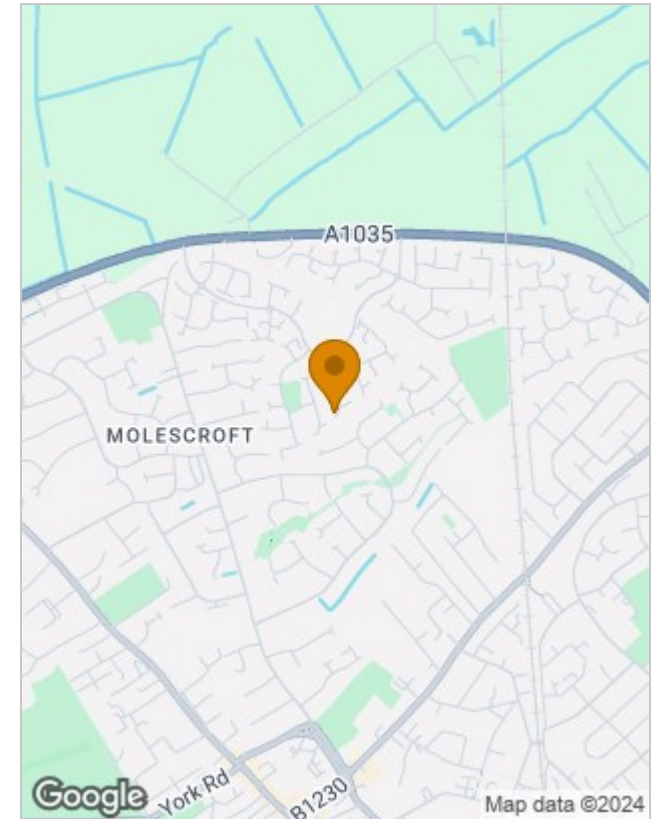
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



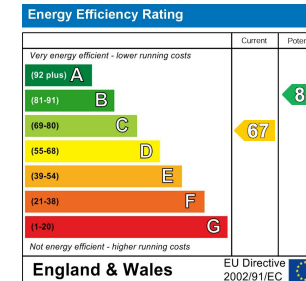
Floor Plans



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.

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