

**staniford**  
grays



6 The Lawns, Beverley, HU17 7LS

£450,000





# 6 The Lawns

Beverley, HU17 7LS

- TWO BEDROOMED DETACHED BUNGALOW
- SITUATED AT THE HEAD OF A CUL-DE-SAC
- OFF STREET PARKING
- LARGE CONSERVATORY TO THE REAR
- MASTER BEDROOM WITH DRESSING ROOM
- HIGHLY SOUGHT AFTER LOCATION
- GARAGE
- GENEROUS LIVING ROOM

A two bedroomed (Master with dressing room) detached bungalow situated on a good sized plot, sat at the head of a cul-de-sac in the highly sought after Molescroft area.

Briefly comprising; entrance hallway, large living room, large conservatory, fitted kitchen, utility space, two bedrooms (Master bedroom with dressing room), bathroom, separate WC, off street parking and garage.



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## ACCOMMODATION COMPRISES

### ENTRANCE HALL

With radiator, storage cupboard, loft access and airing cupboard.

### LIVING ROOM

20'8 x 20'2 (6.30m x 6.15m)

With feature hearth, two windows to the front, two windows to the side, window to the rear, three radiators and patio doors opening onto the conservatory.

### CONSERVATORY

21'6 x 7'9 (6.55m x 2.36m)

Of dwarf wall construction and has a sliding door opening onto...

### UTILITY SPACE

9'6 x 8'2 (2.90m x 2.49m)

With plumbing for a washing machine and door to the side.

### KITCHEN

10'2 x 8' (3.10m x 2.44m)

Wall and base units, rolled top work surfaces, one and a half sink with mixer tap, gas hob with extractor hood over. Eye level oven and grill.

### BEDROOM ONE

13'7 x 10'11 (4.14m x 3.33m)

There is a window to the front and side, radiator and archway to...

### DRESSING ROOM

9' x 8'6 (2.74m x 2.59m)

Window to the front and radiator.

### BEDROOM TWO

12'7 x 10'11 (3.84m x 3.33m)

Windows to the rear and side and radiator.

### BATHROOM

Has a shower stall with mains fed shower, low flush WC, bidet, wash hand basin, chrome towel rail, window to the rear and is set in a tiled surround.



#### **WC**

Has a low flush WC, pillared wash hand basin, chrome towel rail and window to the front.

#### **EXTERNAL**

There is a wrap around garden with a lawned garden to the front, side and rear. There is a side driveway leading to a garage with up and over door and power laid on.

#### **COUNCIL TAX:**

We understand the current Council Tax Band to be E

#### **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@stanfords.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.

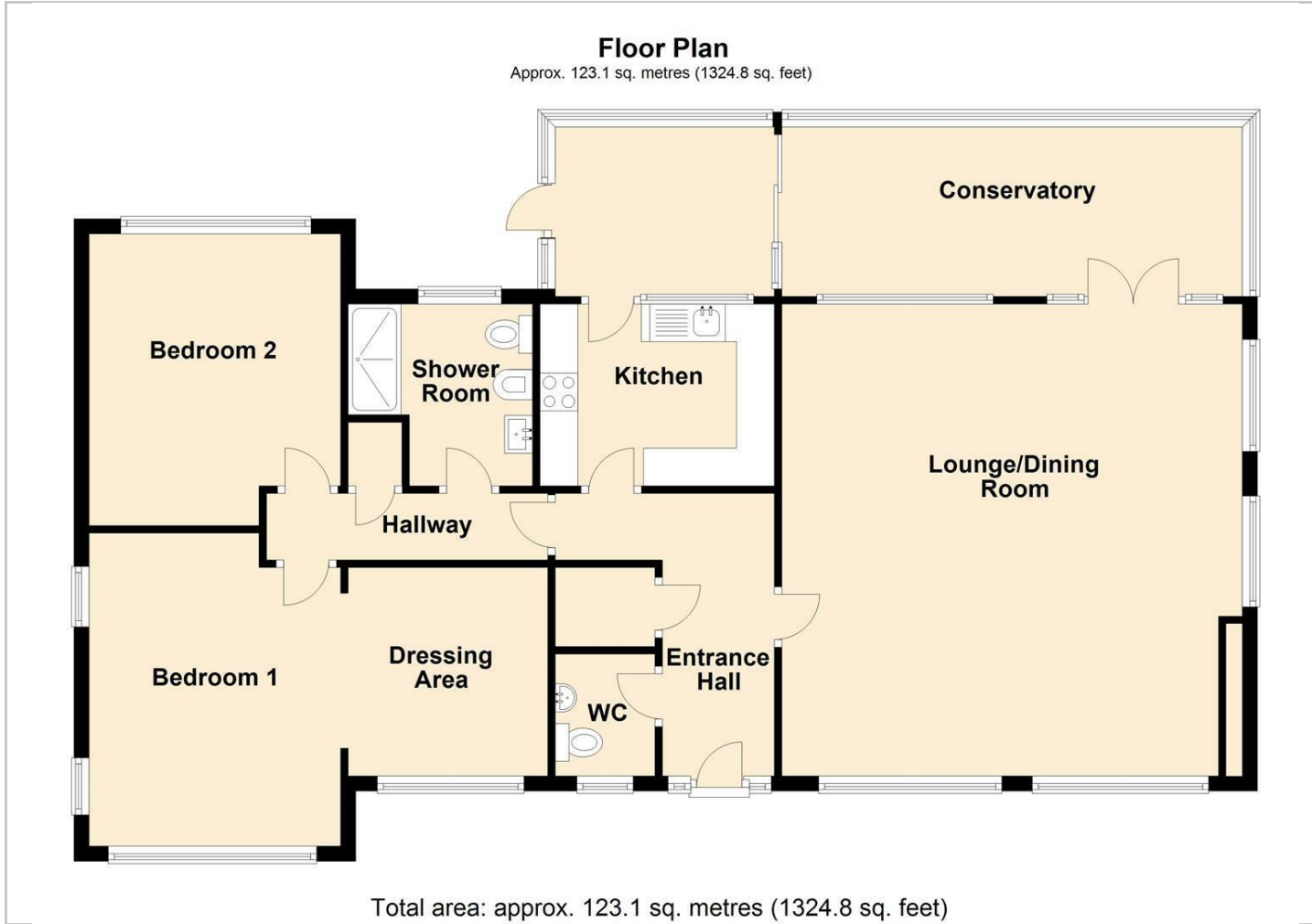
#### **MISREPRESENTATION ACT 1967**

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.

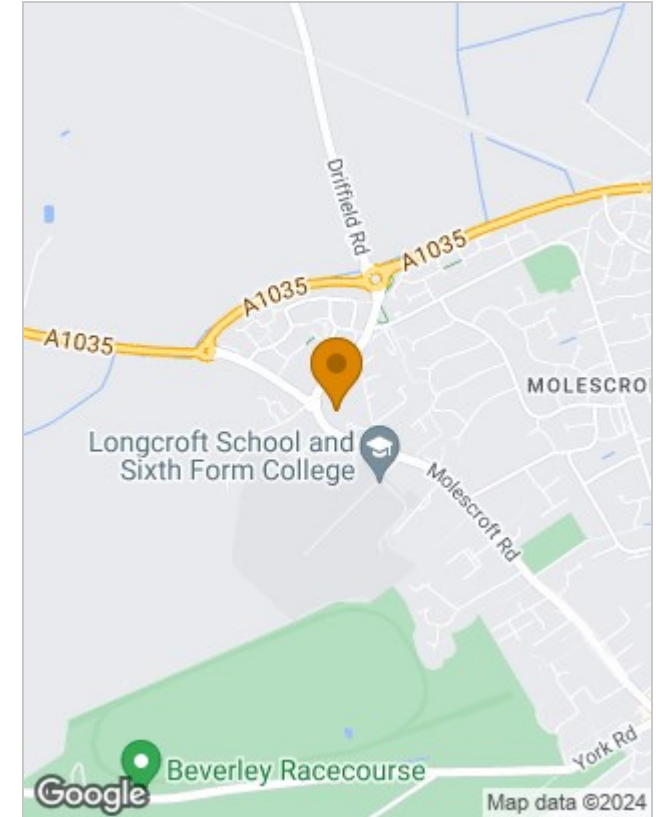
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



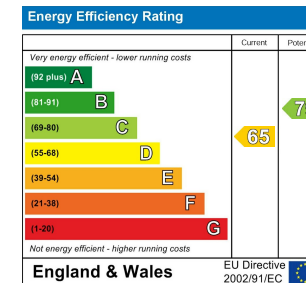
## Floor Plans



## 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.