

**staniford**  
grays



3 St. Annes Close, Beverley, HU17 0LX

£180,000





# 3 St. Annes Close

Beverley, HU17 0LX

- TWO BEDROOMS
- OFF STREET PARKING
- LARGE PRIVATE LOW MAINTENANCE GARDEN
- IN NEED OF RENOVATION
- SEMI DETACHED DORMER BUNGALOW
- GARAGE
- CUL-DE-SAC LOCATION
- INVESTMENT PROJECT

A two bed roomed semi detached dormer bungalow, sitting on a good sized plot with potential for an extension. The property is in need of renovation and is priced to sell.

The property briefly comprises; entrance hall, living room, dining room/ ground floor bedroom, bathroom, fitted kitchen. The first floor gives access to two bedrooms and a WC. Outside there is a large side garden allowing for potential extension and driveway leading to garage.



£180,000



## ACCOMMODATION COMPRISES

### ENTRANCE DOOR TO HALLWAY

With stairs to the first floor, radiator and under stairs cupboard.

### LIVING ROOM

10'11 max x 18'2 (3.33m max x 5.54m)

Gas fire in feature surround, windows to the front and rear and radiator.

### DINING ROOM/ GROUND FLOOR BEDROOM

8'8 x 6'11 (2.64m x 2.11m)

There is a window to the front and radiator.

### BATHROOM

Has a panel bath with shower attachment, low flush WC, pillared wash hand basin, window to the side, radiator and is set in a part tiled surround.

### KITCHEN

14'7 max x 6' max (4.45m max x 1.83m max)

Wall and base units, rolled top work surfaces, stainless steel sink with mixer tap. Plumbing for a washing machine and tumble dryer. Two windows to the rear and a door to the side. Ideal gas combination boiler.

### FIRST FLOOR LANDING

Gives access to two bedrooms with window to the rear.

### BEDROOM ONE

11' x 12'10 (3.35m x 3.91m)

There is a range of built in wardrobes, window to the front and radiator.

### BEDROOM TWO

11'3 x 7' (3.43m x 2.13m)

Window to the rear, radiator and access for storage in the eaves.

### WC

Has a low flush WC.



#### **EXTERNAL**

To the front of the property is a low maintenance graveled garden with pathway to the front door.

To the rear is a lawned garden. To the side is a large garden with tons of potential with the proper planning could allow for a good sized extension. There is a driveway allowing off street parking leading to a detached garage.

#### **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 :**

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



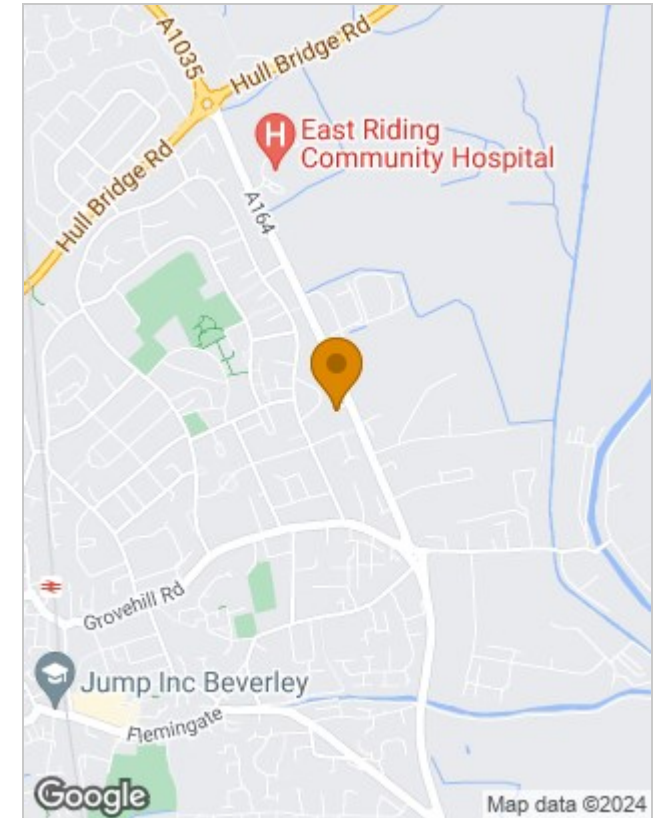
## Viewing

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	