

staniford
grays



24 Mill Dam Drive, Beverley, HU17 0WF

Offers In The Region Of £290,000





24 Mill Dam Drive

Beverley, HU17 0WF

- MODERN FAMILY HOME
- ENSUITE TO MAIN BEDROOM
- PRIVATE REAR GARDEN
- FOUR BEDROOMS
- OFF STREET PARKING
- MODERN FITTED KITCHEN

This family home offers modern and spacious living in a convenient location.

The property briefly comprises living room, WC, modern kitchen. The the first floor are three bedrooms and house bathroom. To the second floor is the principal bedroom and ensuite shower room.

Externally there is ample off street parking to the front and a private rear garden.



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ACCOMMODATION COMPRISES

ENTRANCE HALL 3'9" x 10'8" (1.16 x 3.26)
Leading to staircase with wall mounted radiator and pendant light fitting.

WC/ CLOAKS 3'10" x 5'9" (1.19 x 1.77)
Wall mounted radiator, low flush WC, uPVC double glazed privacy window, wall mounted consumer unit, pedestal wash hand basin and pendant light fitting.

LIVING ROOM 12'9" x 15'5" (3.91 x 4.72)
With uPVC double glazed window, wall mounted radiator, under stairs storage cupboard, single pendant light fitting, archway to kitchen.

KITCHEN DINER 16'2" x 9'3" (4.93 x 2.82)
A modern fitted kitchen with a range of base and wall units, a five ring gas hob, French doors to the garden and contemporary vertical radiator. Zanussi appliances throughout including slimline dishwasher, washing machine, integrated fridge freezer, microwave and oven with extractor fan above. With uPVC double glazed window with views to the garden over a single drainer sink and ceiling spotlights above. Completed with a breakfast bar, wine rack, larder drawer and USB plugs over the work surface.

FIRST FLOOR LANDING
Gives access to....

HOUSE BATHROOM 6'6" x 5'4" (7'8" into bath) (2 x 1.65 (2.36 into bath))
A tiled floor with low flush WC, pedestal basin with mixer tap, full height splash back tiles over bath. Mixer shower over the bath, shaver socket, chrome towel radiator, uPVC privacy window and inset spotlights to ceiling.

BEDROOM ONE 9'4" x 11'1" (2.87 x 3.40)
Has wall mounted radiator with radiator cover, uPVC double glazed window, pendant light fitting, laid to carpet.

BEDROOM TWO 8'3" x 9'2" (2.54 x 2.81)
With uPVC double glazed window, wall mounted radiator and pendant light fitting.

BEDROOM THREE 7'5" x 9'8" (2.28 x 2.97)
With uPVC double glazed window, single pendant light fitting and wall mounted radiator.



SECOND FLOOR LANDING

Gives access to....

SUPERIOR BEDROOM

13'5" x 9'2" (4.11 x 2.81)

A spacious bedroom with fitted wardrobes, wall mounted radiator, two skylight windows with black out blinds, single pendant light fitting. Eaves storage is located on the landing and in the bedroom together with a loft hatch.

ENSUITE

6'6" x 3'3" (2 x 1)

With tiled floor, ceiling spotlights, shaver point, full height tiled splash back in shower area. Shower cubicle with mixer shower, low flush WC, pedestal sink with mixer tap, extractor fan.

EXTERNAL

To the front of the property is a driveway allowing for ample off street parking.

To the rear is a spacious decked terrace extending from the rear Kitchen French doors with pergola and additional lighting, an ideal space for entertaining. There is a low maintenance artificial lawn divided by a low hedge and all is 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 :

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

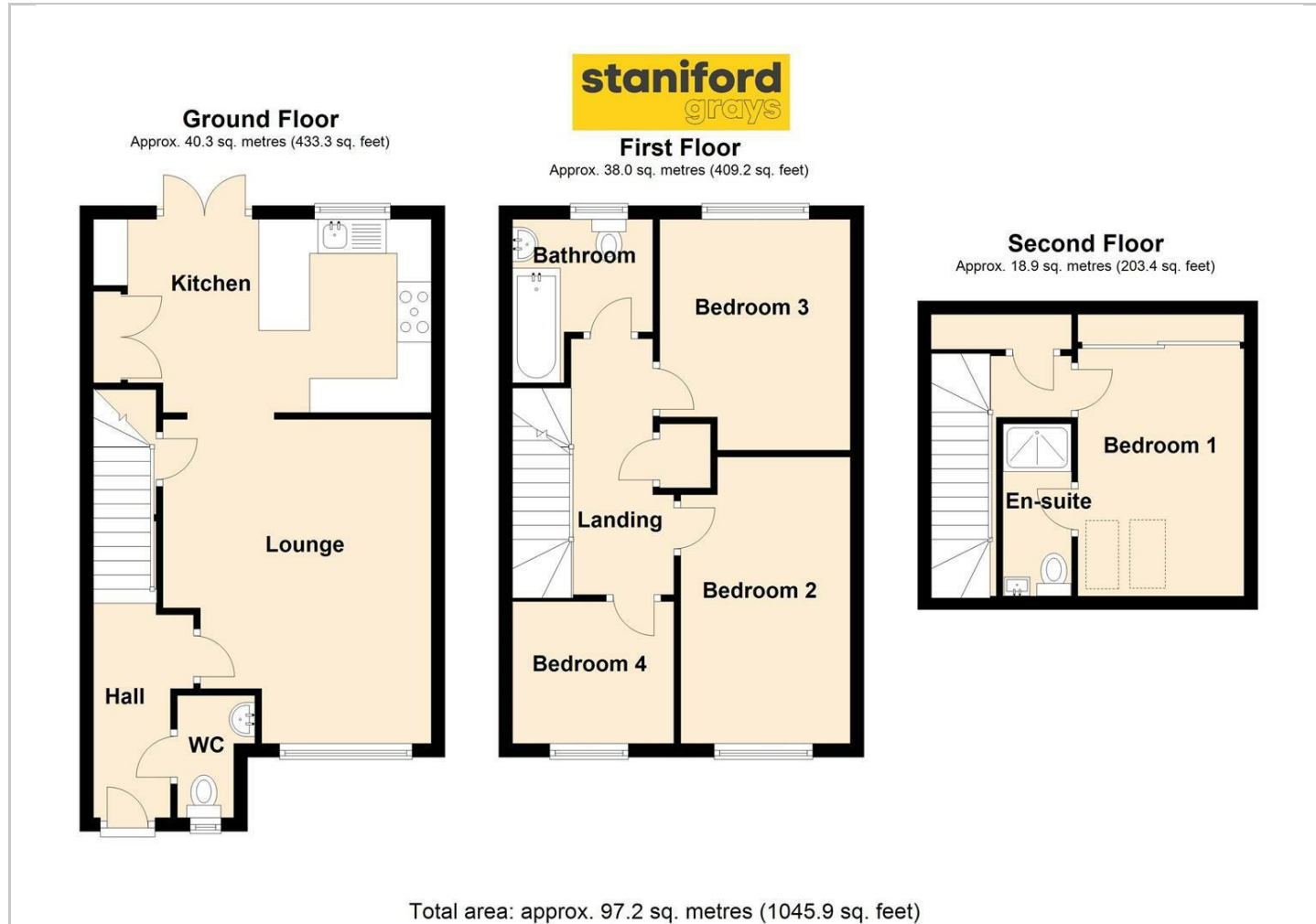
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal 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



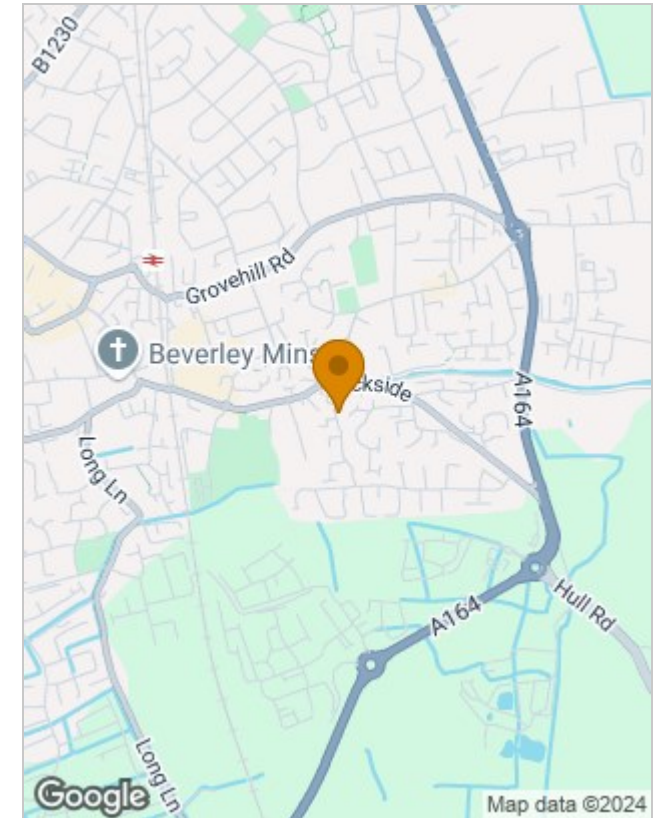
Viewing

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			94
(81-91) B		84	
(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	