



52 Chestnut Avenue, Beverley, HU17 9QU

Offers Over £205,000







# 52 Chestnut Avenue

Beverley, HU17 9QU

- THREE BEDROOMS
- MODERNISATION REQUIRED
- OFF STREET PARKING
- IDEAL LOCATION
- GARAGE
- GARDENS FRONT AND REAR

Ideal for first time buyers or purchasers looking for an investment and situated in a sought after location.

This three bed roomed bungalow briefly comprises; Entrance hall, living room, dining room, kitchen, three bedrooms and house bathroom.

Externally there are gardens front and rear, a side driveway and garage.

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## ACCOMMODATION COMPRISES

**ENTRANCE PORCH** 3'5" x 8'2" (1.06 x 2.50)  
Accessed via uPVC double glazed door with privacy glass, wall mounted boiler installed in 2023, single ceiling mounted pendent light.

**LIVING ROOM** 17'1" x 12'0" at longest and widest point (5.21 x 3.66 at longest and widest point)  
A spacious living room with a central focal point provided via an open fire place with tiled hearth, wall mounted radiator, two ceiling mounted pendent light fittings, uPVC double glazed window with lead beading. Leads to....

**DINING ROOM** 8'0" x 8'10" (2.45 x 2.71)  
Accessed via an archway from the living room with wall mounted radiator and two wall mounted light fittings.

**KITCHEN** 8'2" x 9'10" (2.5 x 3.0)  
Accessed from the living room. With Lino flooring uPVC double glazed back door with privacy glass, uPVC double glazed window, pantry cupboard, wall mounted radiator, ceiling light, stainless steel sink and base unit, electric cooker and two further base units and speckled work top.

**INNER HALLWAY** 14'11" x 2'8" (4.57 x 0.82)  
Gives access to three bedrooms and house bathroom. With wall mounted radiator, two pendent light fittings, storage cupboard, loft access, oil heater cupboard (not in use).

**BEDROOM ONE (REAR RIGHT)** 16'1" x 8'1" (4.91 x 2.47)  
Accessed via a wood door with privacy glass above, wall mounted radiator, single wall mounted light, ceiling mounted single pendent light fitting, fitted wardrobes, uPVC double glazed window with rear garden outlook.

**BEDROOM TWO (REAR LEFT)** 7'11" x 9'6" (2.43 x 2.90)  
With uPVC double glazed window to rear garden outlook, one wall mounted light, with carpet and wood door.



### **BEDROOM THREE**

9'3" x 8'1" (2.84 x 2.47)

Two uPVC double glazed windows, wood door, single pendent light fitting and wall light.

### **HOUSE BATHROOM/ WET ROOM**

7'3" x 5'4" (2.21 x 1.64)

Currently set up as a wet room with full height tiling, an electric shower, pedestal sink with mixer tap, extractor fan, ceiling mounted light, wall mounted radiator, low flush WC and uPVC double glazed window with privacy glass.

### **EXTERNAL**

To the front is a garden with mature tree, with handrail on concrete steps leading to the front door. To the side is a private drive leading to a single garage.

A wrought iron gate to the side gives access to the private enclosed rear garden laid mainly to lawn.

### **AGENTS NOTE**

This property was built in 1967 and has been owned by the same family from new. Extended to add third bedroom and has a newly installed boiler which has recently been serviced. Viewing available via the sole selling agent Staniford Grays.

### **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



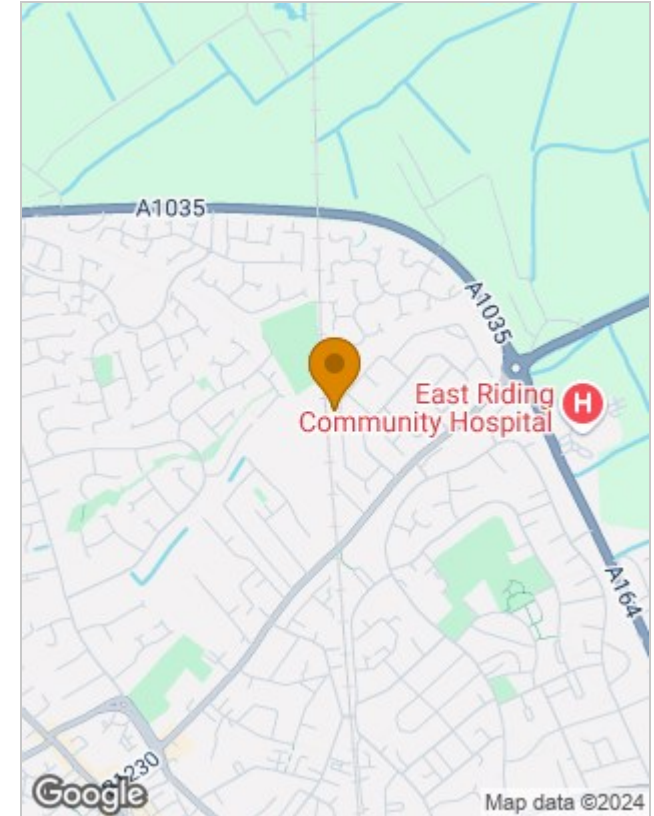
## Viewing

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,  
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## Location Map



## Energy Performance Graph

