

staniford
grays



26 Park Avenue, Beverley, HU17 7AT

£299,950





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Beverley, HU17 7AT

- THREE BEDROOMS
- GENEROUS OFF STREET PARKING
- FULLY UPVC DOUBLE GLAZED THROUGHOUT
- DETACHED BUNGALOW
- GOOD SIZED GARDEN
- WALKING DISTANCE TO BEVERLEY TOWN CENTRE

A delightful three bedroomed bungalow positioned just outside Beverley Town center in need of some modernization, with generous off street parking and rear garden.

Briefly comprising entrance hall, lounge, bathroom, kitchen diner and three bedrooms. Gardens front and rear and off street parking.



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ACCOMMODATION COMPRISES

ENTRANCE HALL 19'1" x 2'11" (5.83 x 0.89)
Accessed from the side of the property a traditional external porch with black and white tiles to the floor and a brick arch to a wooden front door with privacy glass panels. Into the internal entrance hall with a carpeted floor, two pendent light fittings and wall mounted radiator.

LOUNGE 15'4" x 11'11" (4.68 x 3.65)
A lovely light airy room with a traditional bay window and fireplace. With wood door and brass handles, carpeted flooring, pendent five bulb candle fitting, wall mounted radiator, uPVC double glazed bay window with front aspect. Two uPVC double glazed feature-stained glass windows and fireplace with marble hearth and back with wood surround.

BATHROOM 8'6" x 4'11" (2.60 x 1.50)
Wood door with brass handles, Vinyl flooring, uPVC double glazed window with privacy glass. Pedestal wash hand basin, white panel bath with mixer shower over. Low flush WC, wall mounted extractor fan, full splash back tiles over the bath with half tiles elsewhere.

KITCHEN DINER 25'7" (at longest point) 13'1" x 8'6" (kitchen are (7.82 (at longest point) 4.0 x 2.61 (kitchen area))
Accessed from the side via a uPVC double glazed door with a privacy glass panel. This is a spacious room of almost eight metres or 26 feet in length. With vinyl flooring, two uPVC double glazed windows with side aspect. A four-way ceiling mounted spotlight and further two-way ceiling mounted spotlight. A stainless steel one and half drainer sink with mixer tap and butchers block work top. Storage cupboard with wood door and brass handles, housing the boiler and utility meters. Hotpoint electric cooker.

DINING AREA 12'6" x 8'6" (3.82 x 2.61)
Carpeted floor with wall mounted radiator, coving, pendent light fitting with three candle bulbs and uPVC double glazed French doors opening onto the to the rear patio and garden.

**BEDROOM ONE**

12'0" x 9'11" (3.66 x 3.04)

Wood door with brass handles, carpeted floor, single pendent light fitting, dado rail uPVC double glazed window with rear outlook, coving and dado rail.

BEDROOM TWO

9'11" x 8'7" (3.03 x 2.63)

Wood door with brass handles, carpeted floor, single pendent light fitting, uPVC double glazed window with side aspect, wall mounted radiator, dado rail and coving.

BEDROOM THREE

Wood door with brass handles, carpeted floor, single pendent light fitting, coving, wall mounted radiator. With uPVC double glazed window with feature-stained glass and outlook to the front.

EXTERNAL

At the front there is a combination of block paving and gravel offering generous off street parking. Two paths either side of with gates to the garden.

To the rear the property benefits from a patio, lawn with borders and fencing on both sides together with a vegetable garden, shed and a workshop at the bottom with red brick wall across the back.

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



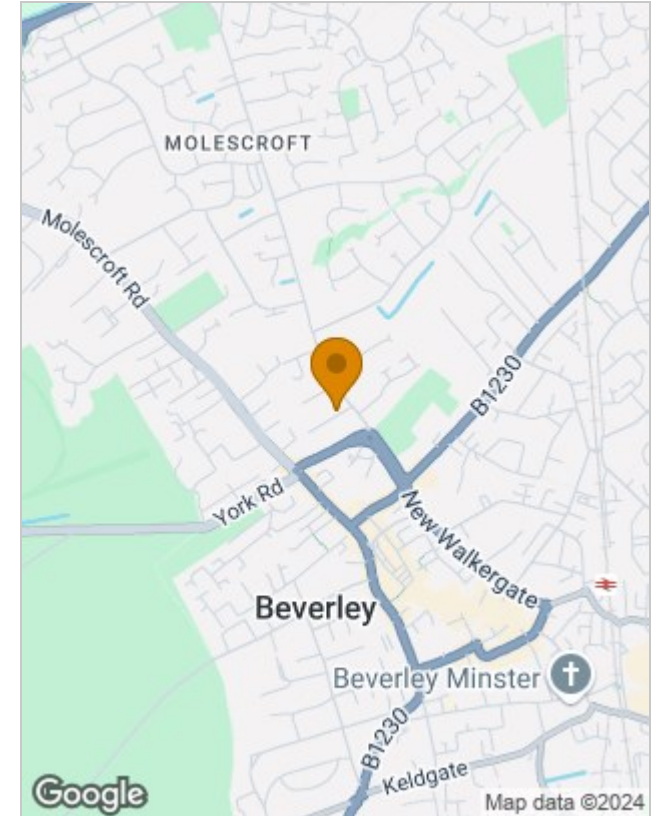
Viewing

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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Location Map



Energy Performance Graph

