

staniford
grays



18 Norwood Far Grove, Beverley, HU17 9HX

£154,950





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Beverley, HU17 9HX

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- LARGE RECEPTION ROOM
- PRIVATE REAR GARDEN
- ORIGINAL FEATURES
- IDEAL LOCATION

A smart and well-presented two bedroom end of terraced house with two double bedrooms, spacious reception room, kitchen, bathroom and rear garden. Located just off Norwood and within walking distance of Beverley town center this property has retained some original features which add to its appeal.

£154,950



ACCOMMODATION COMPRISES

ENTRANCE PORCH 3'11" x 2'9" (1.20 x 0.85)
With uPVC double glazed door with fanlight above, laminate wood floor and ceiling light.

RECEPTION LOUNGE 22'8" x 12'10" (6.91 x 3.92)
A spacious room which could be used as a dining room and living room. Wood door with chrome handle, laminate wood floor, two pendent light fittings each with ceiling rose, two uPVC double glazed windows with front and side aspects. Two wall mounted radiators, fireplace with electric fire, marble hearth and back with wood surround, dado rail and coving.

KITCHEN 11'10" x 6'6" (3.62 x 2.00)
Wood door with chrome handle, tiled floor, four light ceiling spot light fitting, uPVC double glazed window with rear aspect. Four ring gas integrated hob with electric oven, one and half stainless steel drainer sink with mixer tap, boiler located in cupboard and integrated fridge freezer. Plumbing for washing machine and uPVC double glazed back door with privacy glass.

BATHROOM 6'11" x 5'7" (2.11 x 1.72)
Wood door with brass handle, tiled floor, uPVC double glazed privacy window, wash hand basin with mixer tap and vanity unit, low flush WC, wall mounted towel radiator. Bath with mixer shower and full splash back tiling with half splash back tiling over the sink and extractor fan.

BEDROOM ONE 9'10" x 10'9" (3.00 x 3.30)
Wood door with brass and porcelain knob, carpeted floor, uPVC double glazed window with rear outlook, triple spotlight chrome light fitting, built in cupboard and wall mounted radiator.



BEDROOM TWO

9'10" x 12'9" (at longest and widest point) (3.00 x 3.90 (at longest and widest point))

Wood door with brass and porcelain knob, laminate wood floor, uPVC double glazed window with front aspect, single pendent light fitting, fitted wardrobes and wall mounted radiator.

EXTERNAL

A wooden fence and gravel frontage with a fenced rear garden consisting of concrete hard standing with path, patio, side gate and lawn with shed.

COUNCIL TAX:

We understand the current Council Tax Band to be A

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



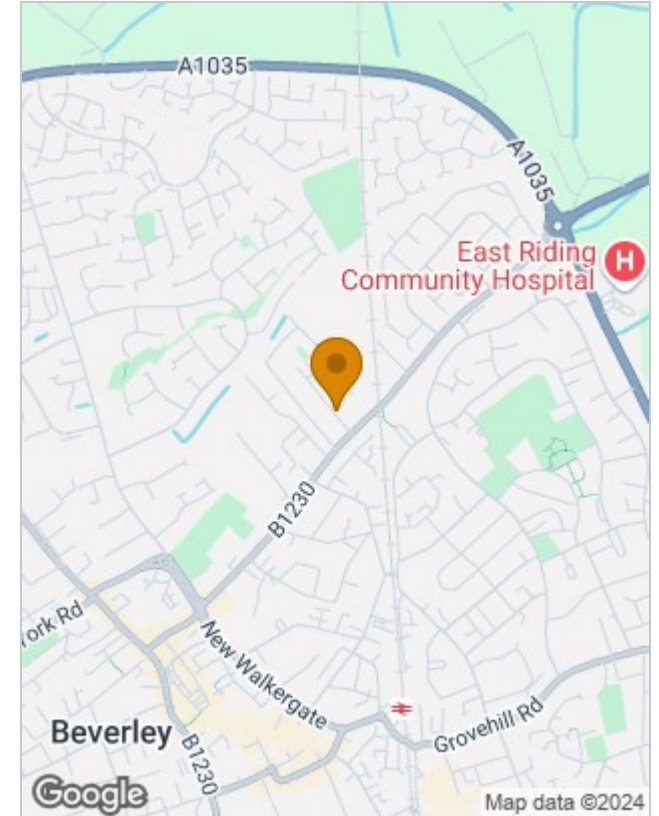
Viewing

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

