

staniford
grays



30 Wylies Road, Beverley, HU17 7AP

£230,000





30 Wylies Road

Beverley, HU17 7AP

- CENTRAL LOCATION
- INVESTMENT OPPORTUNITY
- GARAGE
- THREE BEDROOMS
- OFF STREET PARKING
- NO ONWARD CHAIN

Make this house your own

An opportunity has arisen to make this property your own and modernise this centrally located semi-detached family home.

Briefly comprising entrance hall, lounge diner and kitchen. To the first floor are three bedrooms and house bathroom. Externally the property has a private rear garden as well as off street parking and garage.



£230,000



ACCOMMODATION COMPRISES

ENTRANCE HALL 14'0" x 4'7" (4.29 x 1.41)
With carpet leading to living room, kitchen and ground floor cloak room. uPVC double glazed front door with privacy glass and pendent light fitting.

CLOAKROOM WC 5'10" x 2'7" (1.79 x 0.79)
Wood door with brushed steel handles, wood floor boards, pendent light fitting, two uPVC double glazed windows, boiler, low flush WC and wash hand basin.

LOUNGE DINING ROOM 21'10" x 16'6" (6.67 x 5.05)
Wood door with glass panel and brass knob, two pendent light fittings, uPVC double glazed bay window with radiator below and second uPVC double glazed window. Fire place with electric fire, tiled hearth and surround.

KITCHEN 10'3" x 9'3" (3.13 x 2.84)
Wood door with brushed steel, wood floor boards, a range of wall and base units, drainer sink with mixer tap, plumbing for a dishwashing machine, uPVC double glazed window with rear outlook. uPVC double glazed door with privacy glass, wall mounted radiator, pendent light fitting and serving hatch.

STAIRCASE AND LANDING 10'7" x 6'5" (3.24 x 1.96)
With uPVC double glazed window, pendent light fitting, hand rail and Bannister with spindles, loft access, hot water tank and airing cupboard and storage cupboard above.

BATHROOM 6'4" x 5'6" (1.94 x 1.70)
Carpeted floor, low flush WC and wash hand basin with vanity unit, shower cubicle and electric shower, uPVC double glazed privacy window and ceiling mounted light fitting.

SUPERIOR BEDROOM 15'5" x 9'10" (4.71 x 3.00)
Wood door with brushed steel handles, carpeted floor, uPVC double glazed window with outlook to the front, fitted wardrobes.

**BEDROOM TWO**

13'1" x 9'10" (4.00 x 3.00)

Wood door with brushed steel handles, carpeted floor, uPVC double glazed window with outlook rear outlook, fitted wardrobes.

BEDROOM THREE

12'0" x 6'5" (3.67 x 1.97)

Wood door with brushed steel handles, carpeted floor, uPVC double glazed window with outlook to the side, fitted wardrobes.

EXTERNAL

With a private concrete drive way and garage.

Rear garden with lawn and concrete path, front lawn and borders.

AGENTS NOTE

This property has suffered movement at the rear affecting back wall of the property.

COUNCIL TAX:

We understand the current Council Tax Band to be C

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



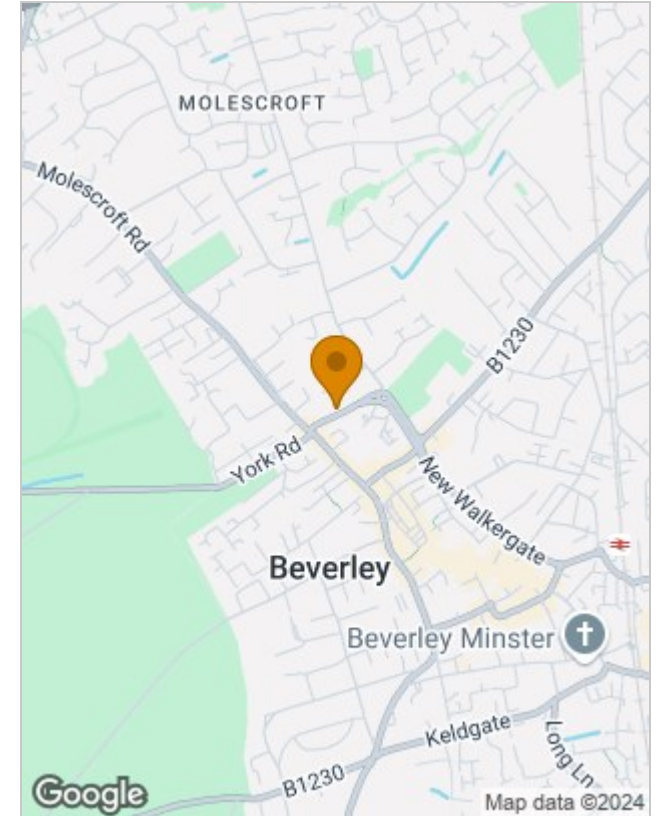
Viewing

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

