

**staniford**  
grays



3 East Close, Beverley, HU17 7JN

Asking Price £260,000









# 3 East Close

Beverley, HU17 7JN

- WELL MAINTAINED FAMILY HOME
- OFF STREET PARKING
- UPVC DOUBLE GLAZING
- WEST FACING GARDEN
- PATIO AND LAWN GARDEN
- GARAGE WITH POWER AND LIGHTING
- CLOSE TO MOLESCROFT PRIMARY SCHOOL
- NO ONWARD CHAIN

This property benefits from two reception rooms separated via French doors, kitchen, two double bedrooms and further single bedroom, off street parking and a garage. Front and rear lawned gardens with patio and approximately a 20 minute walk into Beverley town centre.



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## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 13'0" x 5'10" (3.97 x 1.79)  
With uPVC double glazed door with privacy glass, laminate wood floor, pendent light fitting, uPVC window with side aspect. Under stairs cupboard, pantry cupboard, leads to staircase, kitchen and living room.

**LOUNGE** 15'11" x 12'4" (4.87 x 3.77)  
Wood door with chrome handle, laminate wood floor, ceiling mounted chrome five bulb light fitting, uPVC double glazed window with wall mounted radiator below. Fire place with wood surround, slate hearth and wood burning stove.

**KITCHEN** 13'9" x 8'3" (4.21 x 2.53)  
Wood door with chrome handle, vinyl flooring, ceiling mounted chrome spotlights, wall mounted radiator, uPVC back door with glass panel, two uPVC double glazed windows with outlook to the side and rear garden. Stainless steel drainer sink with mixer tap, space for washing machine and fridge freezer, dish washer and gas cooker.

**DINING ROOM** 9'11" x 9'8" (3.03 x 2.96)  
Wood door with chrome handle, laminate wood floor, chrome ten bulb ceiling light fitting, uPVC double glazed window with outlook to the rear garden and radiator below. Wood French doors to the living room with privacy glass panels and obscured glass blocks.

**STAIRCASE AND LANDING** 7'8" x 7'5" (2.35 x 2.27)  
Carpeted floor, uPVC double glazed window with side aspect, balustrade with spindles, pendent light fitting. With loft access point, the loft has a fitted ladder, light and is partially boarded.

**BATHROOM** 7'4" x 5'5" (2.25 x 1.67)  
Wood door with chrome handle, vinyl floor, uPVC double glazed privacy window, wall mounted towel radiator, P-Shaped bath with mixer tap and digital mixer shower over. Wash hand basin with vanity unit, wall mounted extractor unit and bathroom cabinet over the wash hand basin.

**SEPARATE WC** 4'9" x 2'5" (1.46 x 0.76)  
Wood door with chrome handle, vinyl flooring, wall mounted radiator, low flush WC, uPVC double glazed privacy window.

**SUPERIOR BEDROOM** 14'2" x 10'11" (4.34 x 3.34)  
Wood door with chrome handle, carpeted floor, uPVC double glazed window with front aspect and wall mounted radiator below, fitted wardrobe with sliding doors.



#### **BEDROOM TWO**

11'11" x 11'9" (3.64 x 3.60)

Wood door with chrome handle, pendent light fitting, carpeted floor, uPVC double glazed window with rear aspect and wall mounted radiator below, fitted wardrobe with sliding mirror doors and housing hot water tank.

#### **BEDROOM THREE**

7'4" x 7'4" (2.26 x 2.26)

Wood door with chrome handle, carpeted floor, uPVC double glazed window with front aspect and wall mounted radiator below and pendent light fitting.

#### **EXTERNAL**

To the front there is a beautiful lawned garden with wrought iron gate, mature borders and paved path to the front door. A shared gravel driveway with parking leading to the garage at the rear.

The west facing rear garden has a paved patio from the back door to the lawn with a paved path running down the right hand side. A fence with garden gate and garage wall. The garden is fenced to the left and the bottom with borders. With access to an integral brick store with shelving at the rear of the property also.

#### **GARAGE**

A single garage which measures 2m longer then a standard single garage. With up and over door, uPVC personnel door to the side, full power and lighting.

#### **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.

#### **AGENTS NOTE**

The property benefits from a Hive smart central heating control system.

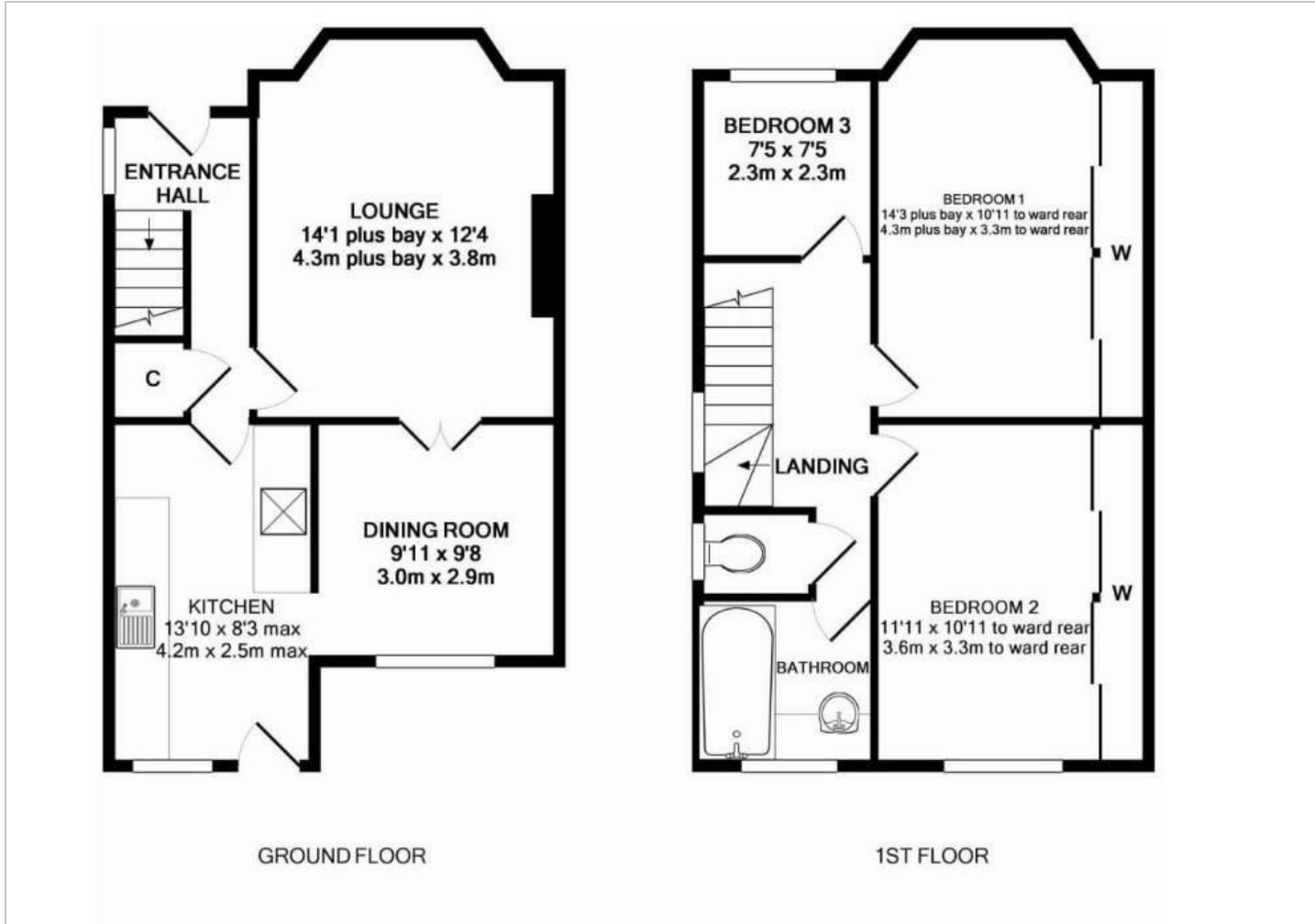




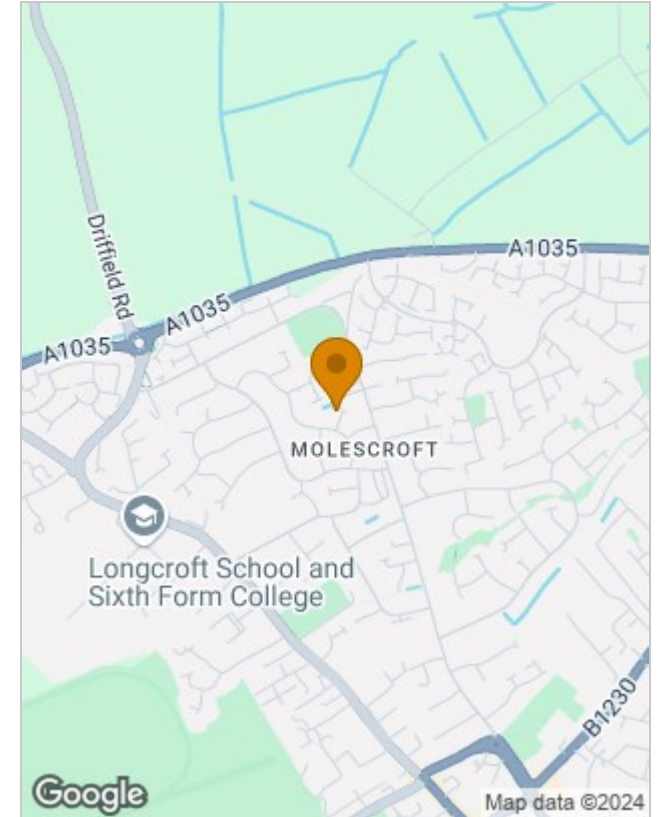




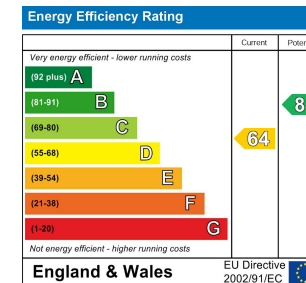
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.