

staniford
grays



12 Green Lane, Tickton, HU17 9RH
Offers In The Region Of £210,000





12 Green Lane

Tickton, HU17 9RH

- OPEN FIELD VIEWS FROM KITCHEN AND GARDEN
- TWO DOUBLE BEDROOMS
- QUIET VILLAGE POSITION
- OFF STREET PARKING
- FULL UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING

This beautiful two bedroom end of terrace house with open field views in a quiet village location only two miles East of Beverley.

The property has been extended to add a second bedroom and an additional dining area and benefits from a modern kitchen and bathroom. It also holds a unique position due to its proximity to open fields where Horses are kept.



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ACCOMMODATION COMPRISES

ENTRANCE PORCH 3'11" x 3'7" (1.21 x 1.10)
Laminate floor, uPVC double glazed front door with glass panel, five bulb chrome light fitting.

LOUNGE 13'8" x 11'9" (4.18 x 3.60)
Natural wood door with brushed steel handle, laminate wood floor, uPVC double glazed window with front aspect, ceiling light fitting, wall mounted radiator. Fire place with stone hearth, electric wood burner.

DINING ROOM 16'3" x 8'6" (4.97 x 2.60)
Natural wood door with brushed steel handle, laminate wood floor, uPVC double glazed windows with rear aspect, uPVC French doors to the garden, five bulb chrome light fitting, storage cupboard, wall mounted radiator.

KITCHEN 13'11" x 8'5" (4.26 x 2.59)
Laminate wood floor, uPVC double glazed window with views to open fields, three bulb ceiling spotlight, uPVC double glazed French doors to the garden. A range of wall and base units, drainer sink with mixer tap, four ring induction hob, electric oven, tiled splash backs and extractor fan above. Integrated dishwasher, integrated fridge freezer and microwave and wall mounted radiator.

STAIRS AND LANDING
Carpeted floor, ceiling light, uPVC double glazed window, wooden hand rail.

BATHROOM 6'1" x 5'4" (1.86 x 1.65)
Natural wood door with brushed steel handle, vinyl floor, uPVC double glazed privacy window, chrome three bulb ceiling mounted light fitting, towel radiator, low flush WC, wash hand basin with vanity unit, full splash back tiling, wall mounted bathroom cabinet, bath with mixer shower over.



BEDROOM ONE

11'9" x 11'1" (3.60 x 3.38)

Natural wood door with brushed steel handle, carpeted floor, uPVC double glazed windows with front aspect and wall mounted radiator below, pendent light fitting, fitted wardrobes.

BEDROOM TWO

13'11" x 8'5" (4.26 x 2.58)

Wood door with stainless steel handle, carpeted floor, pendent light fitting, uPVC double glazed window with rear aspect with wall mounted radiator below and fitted wardrobes.

EXTERNAL

The rear garden has a decked area from the French doors for outdoor seating leading to lawn. Fence on all three sides with a border at the back with mature trees and concrete path to the side. To the front a concrete path to the front door with shed, mature trees, gravel and picket fence.

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.

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Location Map



Energy Performance Graph

