

staniford grays



10 Silver Birch Close, Beverley, HU17 0ZN

Offers Over £175,000

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10 Silver Birch Close

Beverley, HU17 0ZN

- MODERN THREE STOREY TOWNHOUSE
- ENSUITE
- OPEN PLAN LIVING KITCHEN DINER LOUNGE
- COMPETITIVELY PRICED TO SELL
- ** NO ONWARD CHAIN **
- TWO DOUBLE BEDROOMS
- SEPARATE GROUND FLOOR SHOWER ROOM
- IDEAL FOR A FIRST TIME BUYER
- ALLOCATED PARKING

A very well presented three storey two bedroom (Master ensuite) Townhouse situated in a popular location close to Beverley Town Centre and ideal for local commuter routes.

The property would be ideal for first time buyers and offers a chance to move in without having to do a thing!

The property benefits from ground floor with bedroom two and shower room, first floor has an open plan living kitchen whilst the second floor has a large double bedroom with ensuite bathroom.



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ACCOMMODATION COMPRISES

ENTRANCE HALL 9'10" x 6'1" (3.00 x 1.87)
Composite front door with fanlight above, laminate wood floor, pendent light fitting, wall mounted radiator, storage cupboard with boiler.

RECEPTION ROOM 15'3" x 8'8" (4.66 x 2.65)
Wood door with brushed steel handle, laminate wood floor, pendent light fitting, uPVC double glazed window with front aspect, wall mounted radiator. Could be used as a reception room or potentially a ground floor bedroom.

SHOWER ROOM 7'6" x 4'9" (2.31 x 1.45)
Wood door with brushed steel handle, tiled floor, ceiling mounted light, wall mounted towel radiator, shower cubicle with mixer shower with hand held and rainfall shower heads. Pedestal wash hand basin, low flush WC, utility cupboard with plumbing for washing machine and extractor fan.

STAIRCASE
Carpeted floor, handrail with spindles. Leading to first floor level.

LOUNGE KITCHEN AREA 15'3" x 11'5" (4.66 x 3.50)
Laminate wood floor, pendent light fitting, ceiling light fitting, uPVC double glazed window with front aspect, two wall mounted radiators. Integrated electric hob and oven with stainless steel splash back, one and half stainless steel drainer sink with mixer tap and a range of wall and base units.

STAIRCASE
Carpeted floor, handrail with spindles. Leading to second floor level.

BEDROOM 13'1" x 11'4" (4.00 x 3.46)
Carpeted floor, two pendent light fittings, two uPVC double glazed windows, wall mounted radiator, loft hatch, fitted sliding door wardrobes.



ENSUITE BATHROOM

6'5" x 5'6" (1.96 x 1.69)

Wood door with brushed steel handle, bath with tiling to splashbacks, low flush WC, tiled floor, wall mounted radiator, pedestal wash hand basin, extractor fan and ceiling light.

AGENTS NOTE

A sprinkler fire system is installed in the property with controls on the first floor in the kitchen/diner.

EXTERNAL

The property has an allocated parking space.

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 :

Stanford 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.

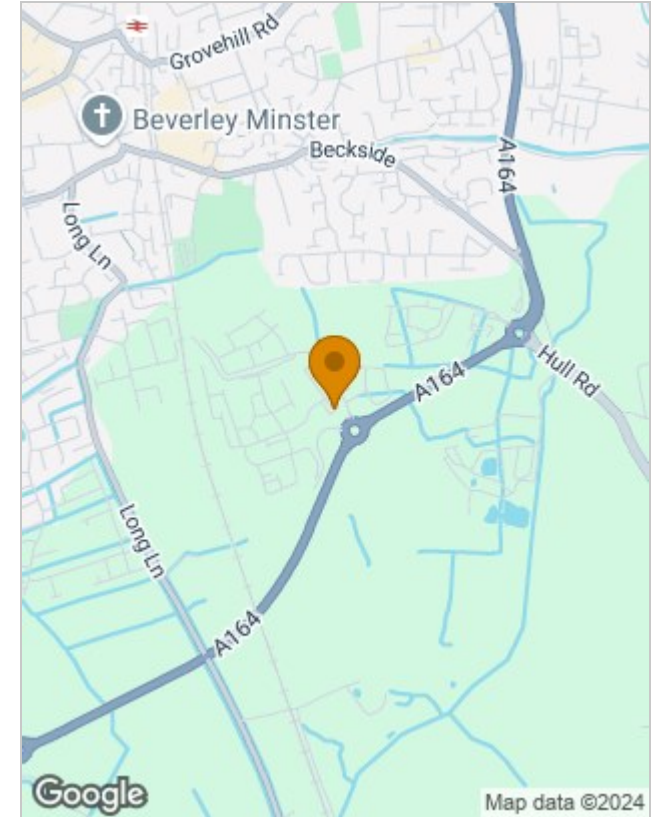




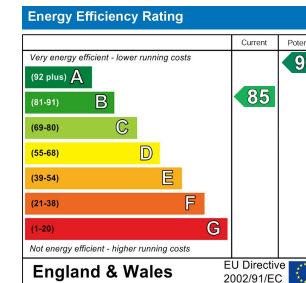
Floor Plans



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.