



20 Brereton Close, BEVERLEY, HU17 7QE

£244,950



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BEVERLEY, HU17 7QE

- TWO DOUBLE BEDROOMS
- OFF STREET PARKING
- WALKING DISTANCE TO BEVERLEY TOWN CENTRE
- FULL GAS CENTRAL HEATING
- SPACIOUS 21FT LOUNGE DINER
- QUIET MOLESCROFT LOCATION
- FULL UPVC DOUDLE GLAZING
- NO ONWARD CHAIN

A wonderful opportunity to put your own stamp on this two bedroom semi-detached bungalow situated in a quiet cul-de-sac position in sought after the Molescroft area of Beverley has arisen. Located close to the local bus stops for access to Beverley and approximately a ten minute walk from the local shops and post office this area offers local amenities on your door step.

The property has a good sized driveway for multiple vehicles, garage with light and power and low maintenance front and back gardens. A large living room with dining area, shower room, fitted kitchen and two double bedrooms.



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ACCOMMODATION COMPRISES

ENTRANCE HALL 10'2" x 3'10" (3.10 x 1.19)
Composite front door with privacy glass panel, ceiling light, wall mounted radiator, carpeted floor, loft hatch and airing cupboard.

KITCHEN 11'6" x 8'2" (3.51 x 2.51)
Wood concertina door with plastic door knob, vinyl floor, two uPVC double glazed windows with front and side aspect. A range of wall and base units, one and half drainer sink with mixer tap. Splash back tiles, gas hob, electric oven, plumbing for washing machine.

LOUNGE 21'10" x 12'10" (6.66 x 3.93)
Wood door with glass panels and porcelain knob, two pendent three bulb light fittings, uPVC double glazed window with wall mounted radiator below. Fire place with electric fire and granite surround and hearth.

CLOAKROOM/ WC 5'9" x 2'9" (1.76 x 0.86)
Wood door with brass handle, vinyl flooring, uPVC double glazed privacy window, low flush WC, wash hand basin and full splash back tiling.

BEDROOM ONE 13'1" x 9'4" (4.00 x 2.87)
Wood door with brass handle, ceiling mounted light fitting, uPVC double glazed window with rear outlook and wall mounted radiator below, fitted wardrobes and cupboards.

BEDROOM TWO 11'8" x 9'10" (3.58 x 3.00)
Wood door with brass handle, ceiling mounted light fitting, uPVC double glazed window with rear outlook, uPVC double glazed rear door with privacy glass, wall mounted radiator.

SHOWER ROOM 8'2" x 5'6" (2.49 x 1.70)
Wood door with brass handle, vinyl floor, ceiling mounted light fitting, uPVC double glazed privacy window, wash hand basin with vanity unit, shower enclosure with mixer shower, wall mounted towel radiator, full splash back tiling.



EXTERNAL

To the front a block paved driveway leading to the single garage and a graveled front garden with a number of potted plants and shrubs. To the rear a block paved area with a Pergola, a flagged patio area with shed with two separate graveled areas, potted plants and a small pond, hedges and fence panels on either side.

SINGLE GARAGE

13'4" x 10'2" (4.08 x 3.10)

Single brick built garage with uPVC double glazed door, strip light, with privacy glass panel, up and over door and uPVC double glazed window.

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.

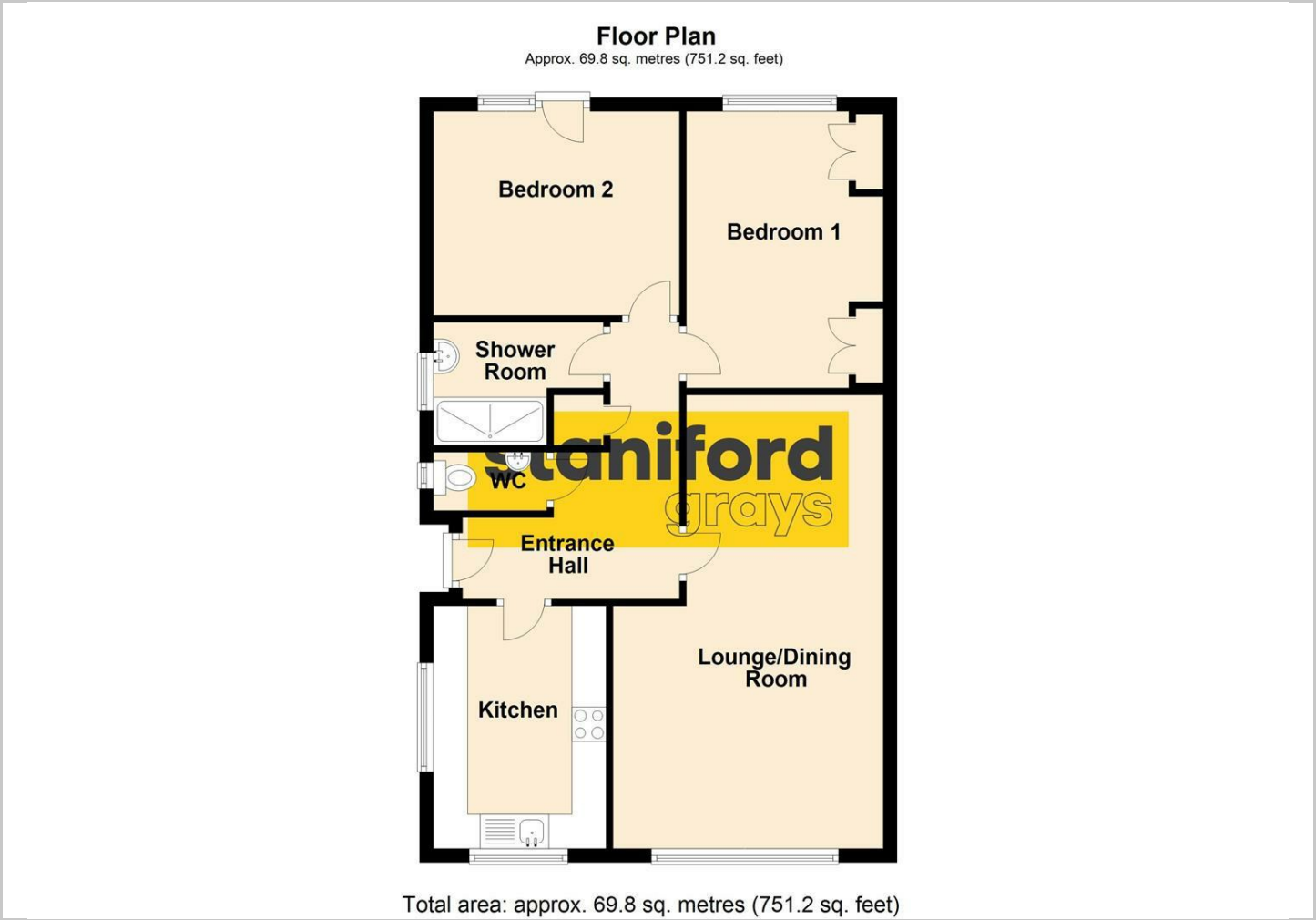
MISREPRESENTATION ACT 1967

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



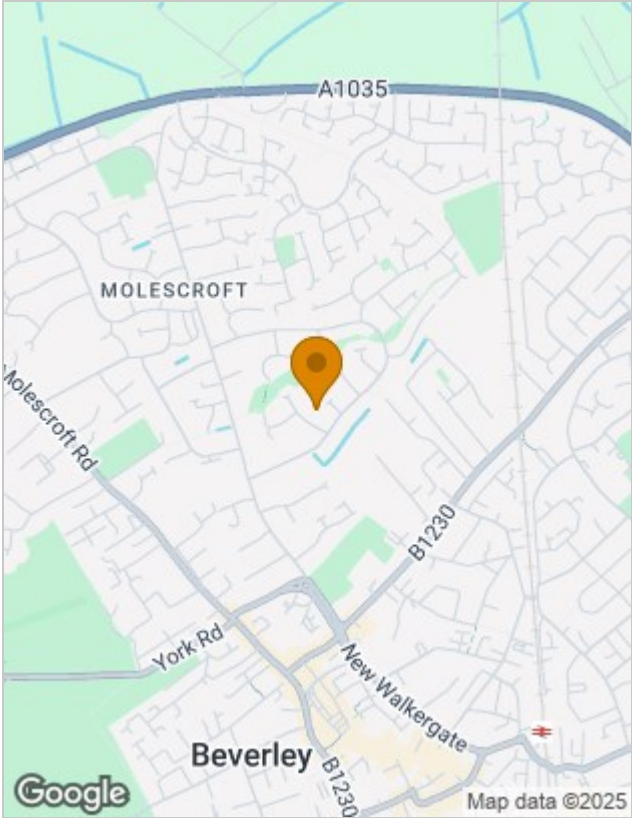
Viewing

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

