

**staniford**  
grays



16 Burney Close, Beverley, HU17 7EQ

£324,950





# 16 Burney Close

Beverley, HU17 7EQ

- DETACHED BUNGALOW
- CORNER PLOT POSITION
- GARAGE AND OFF STREET PARKING
- THREE BEDROOMS
- 20FT LOUNGE DINER
- NO ONWARD CHAIN

This spacious three-bedroom detached bungalow, nestled on a generous corner plot in a peaceful Molescroft cul-de-sac, presents an exciting opportunity for those looking to create their dream home. With ample off-street parking for multiple vehicles and a low-maintenance patio garden, this property offers convenience and practicality. Just a ten-minute stroll to local shops and with excellent bus links to Beverley, its location is ideal. Inside, the 20ft living room/diner provides an inviting space for relaxation or entertaining, while the three double bedrooms and a bright conservatory add to the home's generous layout, making it perfect for family living or anyone seeking space and comfort. With a little modernisation, this home has the potential to shine.



£324,950



## ACCOMMODATION COMPRISES

**ENTRANCE PORCH** 5'11" x 2'0" (1.82 x 0.62)  
Wood effect uPVC double glazed door with brass handle, vinyl floor, uPVC wood effect double glazing.

**HALL** 20'3" x 6'11" (at longest and widest point) (6.18 x 2.11 (at longest and widest point))  
Wood door with brass handle and privacy glass panels, carpeted floor, pendant light fitting, wall-mounted radiator, fitted cupboard and airing cupboard.

**LOUNGE DINING ROOM** 27'8" x 12'0" (8.45 x 3.67)  
Wood door with brass handles, pendant light fitting, carpeted floor, uPVC double glazed window with a side aspect, wall mounted radiator, stone fireplace with log burner and tiled hearth, stone TV stand and shelf.

**DINING AREA** 20'10" x 9'4" (6.37 x 2.85)  
Pendant light fitting carpeted floor, uPVC double glazed window with a rear aspect, wall mounted radiator, door to the conservatory.

**CONSERVATORY** 9'6" x 6'10" (2.90 x 2.10)  
Hardwood and double-glazed construction with tiled floor.

**BEDROOM ONE** 11'10" x 8'7" (3.61 x 2.62)  
Wood door with a brushed steel handle, carpeted floor, pendant light fitting, wood effect double glazed window. Wall-mounted radiator, fitted wardrobes with dresser and built-in cupboard.

**CLOAKROOM / WC** 5'4" x 3'10" (1.64 x 1.18)  
Wood door with chrome handle, carpeted floor, uPVC wood effect double glazed privacy window, ceiling light, low flush WC and wash hand basin with vanity unit and mixer tap, tiled splash backs and chrome towel radiator.

**SHOWER ROOM** 5'4" x 5'4" (1.65 x 1.64)  
Wood door with chrome handle, carpeted floor, ceiling light, uPVC wood effect double glazed privacy window, chrome towel radiator, extractor fan, wall mounted Dimplex electric heater wash hand basin with vanity unit, shower enclosure with mixer shower and full splash back tiling.



#### **SUPERIOR BEDROOM**

12'0" x 11'4" (3.67 x 3.46)

Wood door with chrome handle, carpeted floor, wall light over dresser, wood effect double glazed window with rear aspect, wall-mounted radiator, fitted wardrobes with overhead built-in cupboard.

#### **BEDROOM THREE**

10'5" x 8'5" (3.18 x 2.58)

Wood door with chrome handle, pendant light fitting, wall mounted radiator, carpeted floor, wood effect uPVC double glazed window with front aspect and fitted wardrobes.

#### **KITCHEN**

12'0" x 11'3" (3.67 x 3.44)

Wood door with chrome handle, vinyl flooring, wood effect uPVC double glazed door and window with rear aspect. Integrated four ring gas hob and eye level electric oven and grill. One-and-a-half drainer sink with mixer tap and full splash back tiling.

#### **EXTERNAL**

Block paved driveway, with flagged approach, crazy paving patio garden with outer fence and walled raised beds with pergola, shed, green house and wrought iron gate.

#### **GARAGE**

17'6" x 8'10" (5.34 x 2.71)

With power, light and up and over door. Separate wooden door with privacy glass accessed from the patio garden.

#### **COUNCIL TAX:**

We understand the current Council Tax Band to be D

#### **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.

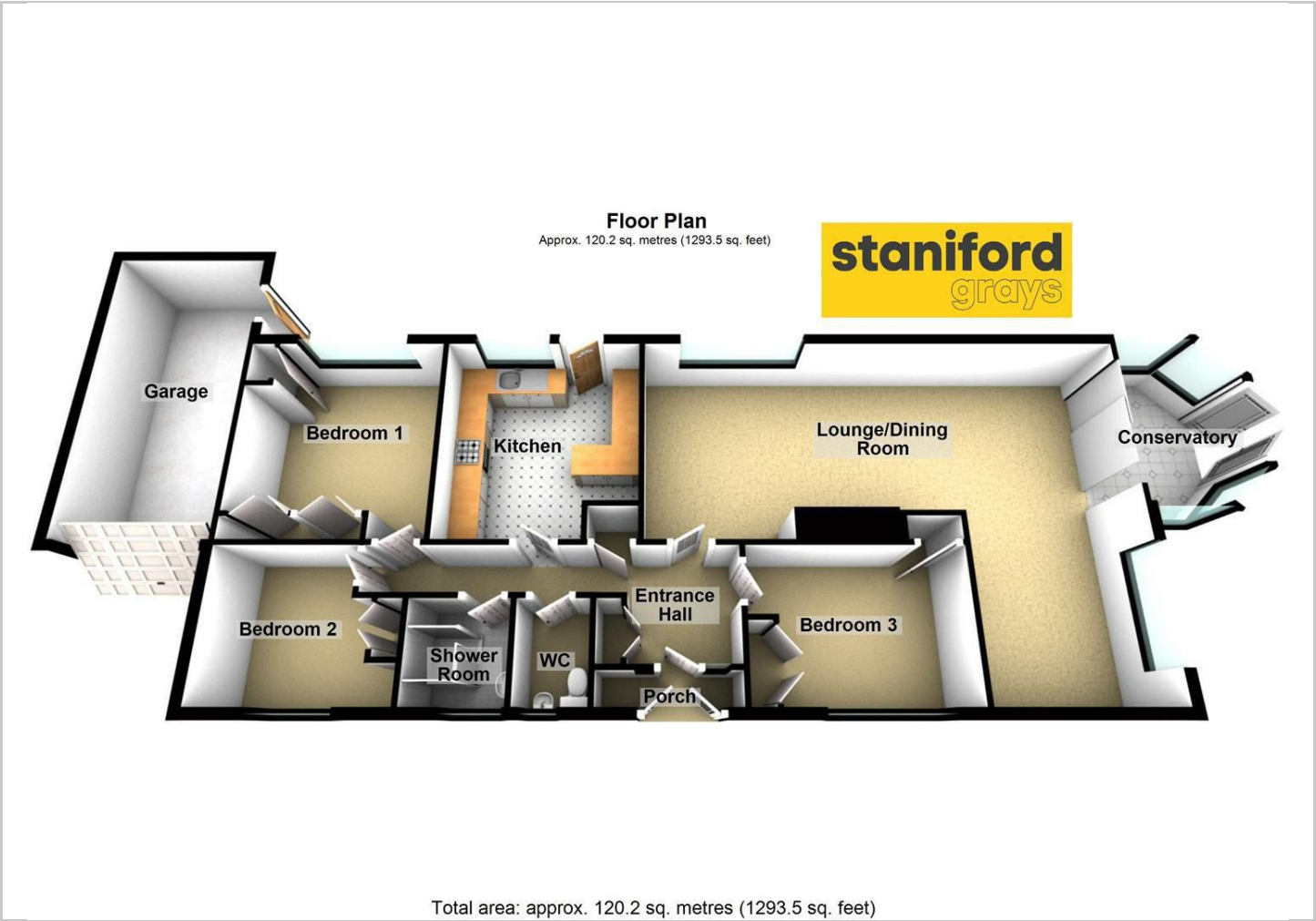
**MISREPRESENTATION ACT 1967**

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



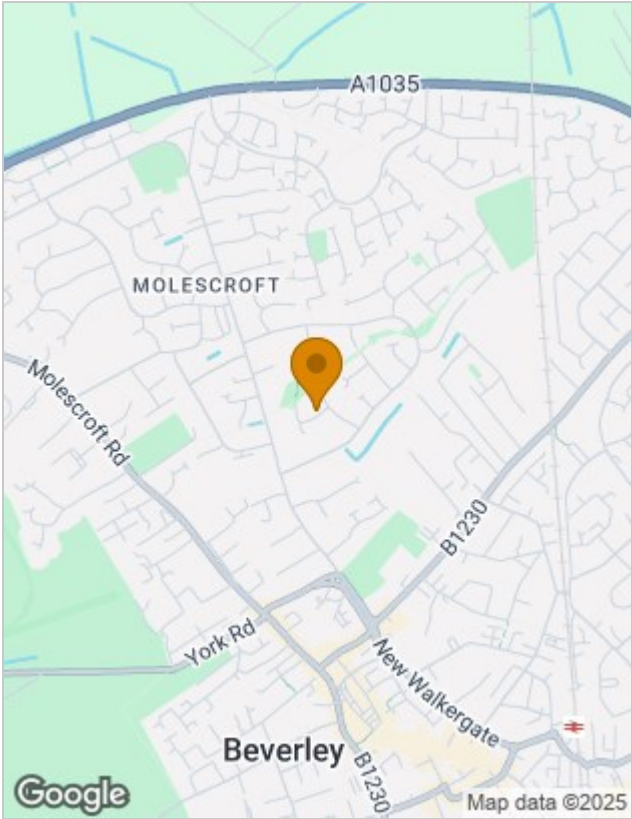
Viewing

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.

18 North Bar Within, Beverley, East Riding of Yorkshire,  
Tel: 01482 866304 Email: bevsales@stanifords.com

Location Map



Energy Performance Graph

