

staniford
grays



4 Green Lane, Tickton, Beverley, HU17 9RH

£189,950





4 Green Lane

Beverley, HU17 9RH

- CENTRAL VILLAGE LOCATION
- TWO WELL PROPORTIONED BEDROOMS
- MODERN SHOWER ROOM
- GAS CENTRAL HEATING
- GARAGE
- IDEAL FOR FIRST TIME BUYERS

Located in the sought-after village of Tickton, just a short drive from Beverley, this charming two-bedroom mid-terrace house offers a blend of modern comfort with village charm. Lovingly updated by the current owners, the property presents a peaceful retreat in a well-connected community. Key features include off-street parking for two to three vehicles and a convenient central location within the village. The ground floor comprises an inviting porch leading into a spacious lounge with a front-facing window, while the rear-positioned kitchen overlooks the patio and garden. Upstairs, you'll find two generously sized bedrooms and a contemporary shower room with a shower enclosure, WC, and wash basin. The property offers front and rear gardens, a garage, and additional parking, making it an ideal choice for those seeking a tranquil home in a central village setting. Green Lane is truly a must-see cottage style home!



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ACCOMMODATION COMPRISES

ENTRANCE HALL 5'0" x 4'3" (1.53 x 1.30)
Laminate wood floor, uPVC double glazed window with privacy glass panel, pendent light fitting, wall mounted radiator.

LOUNGE 14'9" x 11'4" (4.52 x 3.47)
Wood door with chrome handles, laminate wood floor, uPVC double glazed front aspect window, two pendant light fittings, wall mounted radiator, under stairs cupboard.

KITCHEN 8'8" x 14'7" (2.66 x 4.47)
Wood door with chrome handles, wood back door with privacy glass panels, two chrome four way spotlight fittings, wall mounted radiator, laminate wood floor, two rear aspect uPVC double glazed windows, tiled splash backs, plumbing for washing machine, space for cooker. A range of wall and base units.

STAIRCASE/ LANDING 6'4" x 2'8" (1.95 x 0.83)
Carpeted floor, pendent light fitting, loft hatch, wooden hand rail, storage cupboard.

SHOWER ROOM 7'8" x 5'11" (2.35 x 1.82)
Wood door with chrome handles, luxury vinyl floor, chrome three way spotlight fitting, chrome towel radiator, uPVC double glazed privacy window with rear aspect. Shower enclosure with mixer shower, low flush WC and wash hand basic with mixer tap set in vanity unit, full splash back tiling.

SUPERIOR BEDROOM 11'6" x 12'5" (3.51 x 3.81)
Wood door with chrome handles, carpeted floor, pendent light fitting, uPVC double glazed front aspect window, wall mounted radiator, fitted wardrobe with sliding doors.

BEDROOM TWO 11'0" x 8'2" (3.36 x 2.50)
Wood door with chrome handles, pendent light fitting, rear aspect uPVC double glazed window, pendent light fitting, wall mounted radiator.



EXTERNAL

To the front a dwarf wooden fence and gate leading to a gravel garden and concrete path. To the rear a lawned garden with concrete and flagged patio, concrete path to the garage and rear wooden gate with wooden fence surround. Parking on a flagged and gravel driveway behind the garage.

GARAGE

Manual up and over door, power and light.

16'4" x 8'6" (5.00 x 2.60)

COUNCIL TAX:

We understand the current Council Tax Band to be

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.

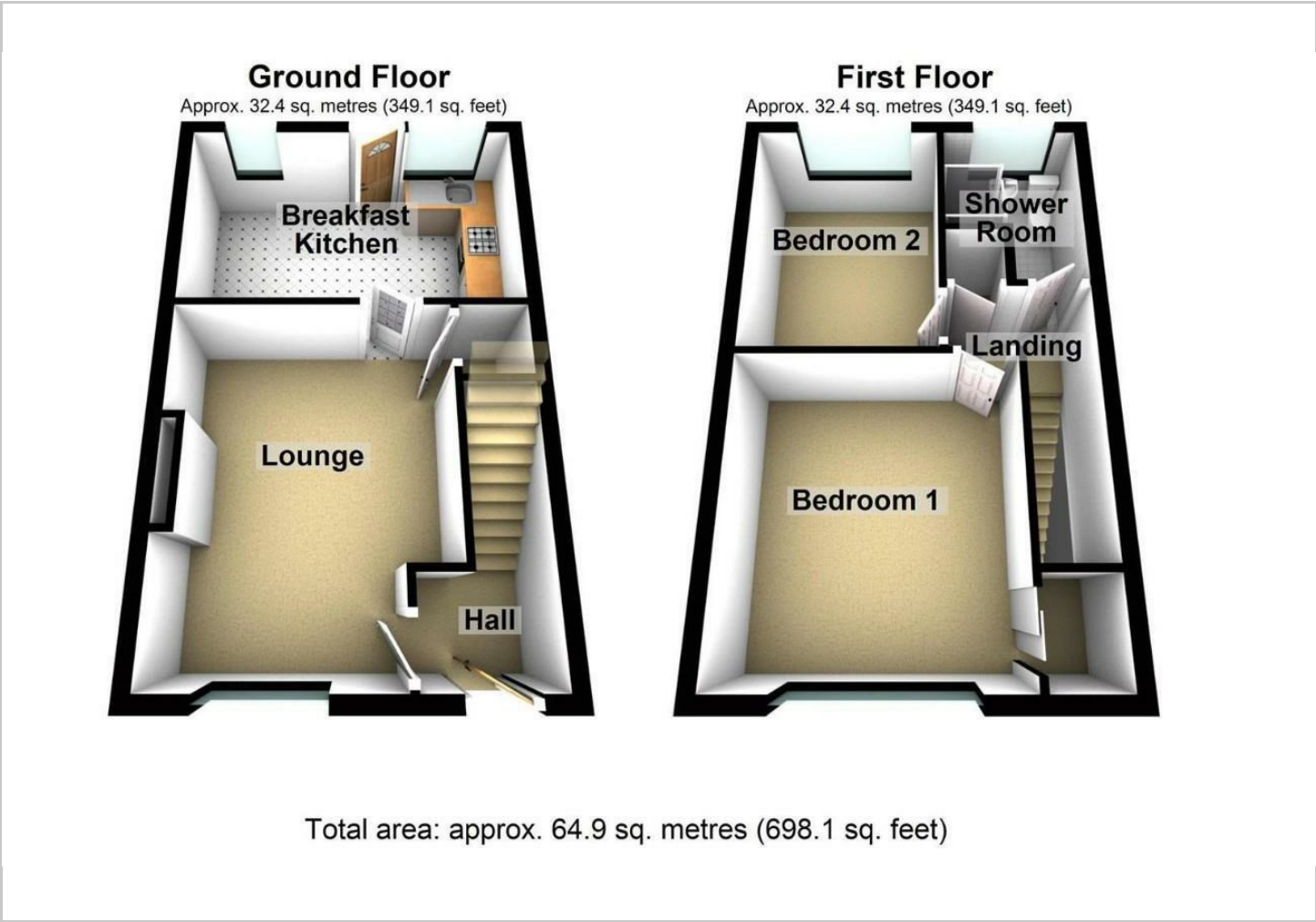
MISREPRESENTATION ACT 1967

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

