



144 Highfield Road, Beverley, HU17 9QT

£234,950



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Beverley, HU17 9QT

- SEMI DETACHED FAMILY HOME
- GARAGE AND OFF STREET PARKING
- PRIVATE REAR GARDEN
- THREE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- BBQ DECKED AREA WITH PERGOLA

A delightful three bedroom semi detached house located in the popular model farm estate, around a 20 minute walk into Beverley Town centre and served by a local convenience shop, takeaways and local pub.

The property offers a spacious lounge, a cloakroom with WC, and Kitchen/Diner. On the first floor there are two double bedrooms, a family bathroom and a further single bedroom. There are front a back gardens with a decked area as well as lawn to the rear, a single garage and a off street parking for two vehicles.



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ACCOMMODATION COMPRISES

ENTRANCE PORCH 5'5" x 2'11" (1.66m x 0.90)
Accessed via uPVC double glazed front door with two privacy glass panels and a carpeted floor with access to the lounge and cloakroom.

CLOAKROOM WC 4'11" x 2'6" (1.51m x 0.78)
Wood door with chrome handles, carpeted floor, ceiling pendant light fitting, front aspect uPVC double glazed privacy window, corner wash hand basin, chrome towel radiator and low flush WC.

LOUNGE 14'3" x 12'3" (4.35m x 3.74m)
Wood door with chrome handles, carpeted floor, two pendant light fittings, front aspect uPVC double glazed window, electric fire, under stairs cupboard.

KITCHEN 14'11" x 10'6" (4.55m x 3.21m)
Rear aspect uPVC double glazed window, wood flooring, uPVC double glazed back door with privacy panel, six spotlights, wall mounted radiator, integrated gas hob with extractor fan, eye level electric oven, integrated under counter fridge, stainless steel drainer sink and tiled splash backs.

STAIRCASE LANDING 11'2" x 6'2" (3.41m x 1.89m)
Wood door with chrome handles, carpeted floor, two pendant light fittings, loft access, airing cupboard and storage cupboard.

BATHROOM 6'2" x 5'6" (1.89m x 1.68m)
Wood door with chrome handles, four spotlights, rear aspect uPVC double glazed privacy window, vinyl floor, towel radiator, bath with mixer shower, vanity unit with a wash hand basin and a low flush WC.

BEDROOM ONE 13'8" x 8'7" (4.17m x 2.64m)
Wood door with chrome handles, front aspect uPVC double glazed window, pendant light fitting, carpeted floor and fitted wardrobe.



BEDROOM TWO

8'7" x 8'5" (2.62m x 2.59m)

Wood door with chrome handles, rear aspect uPVC double glazed window, chrome triple spotlight light fitting, carpeted floor and fitted wardrobe.

BEDROOM THREE

7'10" x 6'3" (2.40m x 1.91m)

Wood door with chrome handles, pendant light fitting, front aspect uPVC double glazed window, laminate floor and storage cupboard.

EXTERNAL

To the front, there is a lawn with shallow borders with some shrubs and a concrete path.

To the rear is a decked seating and BBQ area with a pergola, a gravelled area with a stepping stone path to the rear gate, and a lawn to the side with a concrete path and wooden fence surround. At the back, there is a single garage and a off street parking for two vehicles.

GARAGE

16'4" x 9'1" (5.00 x 2.78)

Single garage with manual up and over door, power and light.

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.

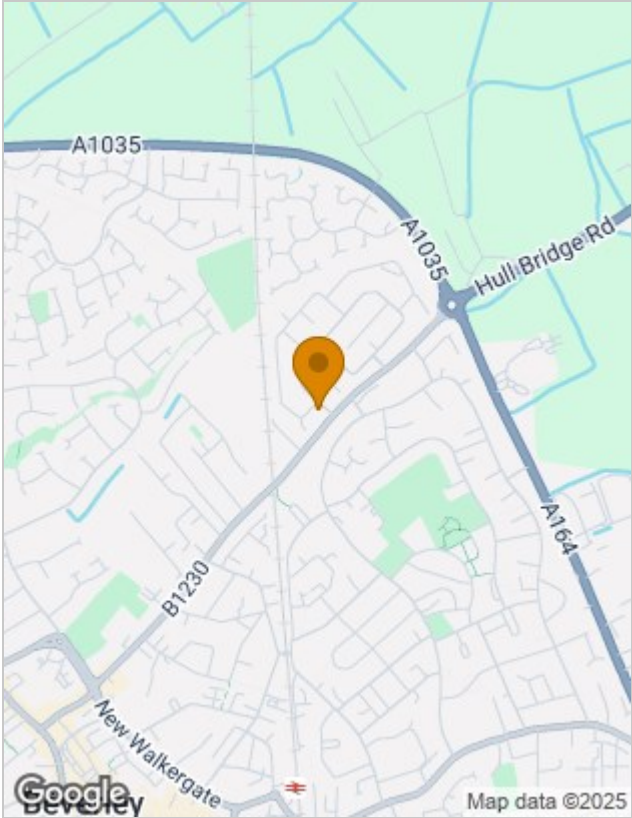
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



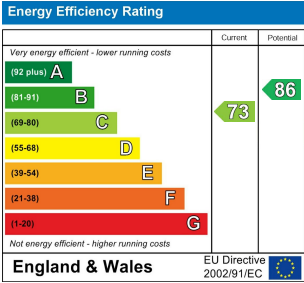
Floor Plans



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.