



16 Nolloth Crescent, Beverley, HU17 0BL

£219,950



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- FAMILY HOME
- CONSERVATORY
- PRIVATE GARDENS TO FRONT, SIDE AND REAR
- THREE BEDROOMS
- MODERN FITTED KITCHEN
- NO ONWARD CHAIN

With a modern fitted kitchen, three bedrooms and in a good location, this well presented home is ready to move in and would be ideally suited for families or first time buyers alike.

The property briefly comprises; entrance hallway, lounge, kitchen, utility area, conservatory, brick shed and downstairs WC. To the first floor are three bedrooms and house bathroom. Externally there are private gardens to the front side and rear.



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ACCOMMODATION COMPRISES

ENTRANCE HALLWAY 16'3 x 5'10 (at widest point) (4.95m x 1.78m (at widest point))
Accessed via a composite entrance door with frosted glass panels, with uPVC double glazed window to the side. Featuring light wood effect laminate to floor covering, pendant light fitting, under stairs cupboard, seating alcove and gives access to ground floor reception rooms.

LOUNGE 12'1 x 11'9 (3.68m x 3.58m)
With feature wood paneling to one wall, pendant light fitting and wall mounted electric fire. Radiator, chrome light switch and uPVC double glazed bay window to front orientation.

CONSERVATORY 9'05 x 8'07 (2.87m x 2.62m)
A light and airy space with carpeted floor coverings, power, quarter height wall with uPVC double glazed mounted units. French doors leading to garden outlook and Victorian style roof pitch.

KITCHEN 12'1 x 13'01 (at widest point) (3.68m x 3.99m (at widest point))
Wall and base units with contrasting work surfaces over, four ring gas hob with electric oven under and concealed extractor hood over. Stainless steel splashbacks, wine rack, feature wall mounted radiator. One and a half bowl sink with mixer tap, ceiling mounted chrome spotlights and window to the rear.

UTILITY ROOM 5'11 x 5'10 (1.80m x 1.78m)
With one and a half bowl sink with mixer tap, shelving and window to the side elevation.

WC 2'8 x 5'0 (0.81m x 1.52m)
With high cistern WC.

BRICK SHED 10'1 x 6'1 (3.07m x 1.85m)
With uPVC double glazed window to the rear.

FIRST FLOOR LANDING
With pendant light fitting, loft access and leading to three bedrooms and house bathroom.

BATHROOM 7'1 x 5'5 (2.16m x 1.65m)
Featuring panel bath with electric shower over and glass shower screen and tiling to splashbacks. Concealed cistern low flush WC, inset basin to vanity unit, cushioned vinyl flooring, chrome heated towel rail and uPVC double glazed privacy window to the rear.



BEDROOM TWO 11'5 x 13' (at widest point) (3.48m x 3.96m (at widest point))
With uPVC double glazed window to the rear orientation, fitted wardrobe, radiator, pendant light fitting and chrome light switch.

BEDROOM ONE 11'9 x 9'1 (3.58m x 2.77m)
With chrome light switch, pendant light fitting, uPVC double glazed window to the front, radiator and storage cupboard.

BEDROOM THREE 8'11 x 7'5 (at widest point) (2.72m x 2.26m (at widest point))
With uPVC double glazed window to the side elevation, wall mounted radiator, over stairs storage cupboard, pendant light fitting and chrome light switch.

EXTERNAL
To the front of the property is a laid to lawn grass section, whilst to the side is a paved patio seating area and a further laid to lawn grass section.

The rear of the property has a patio terrace extending from the immediate building footprint and a further laid to lawn grass section with a bedding plant section.

All is set in fenced and hedged surrounds.

COUNCIL TAX:
We understand the current Council Tax Band to be A

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

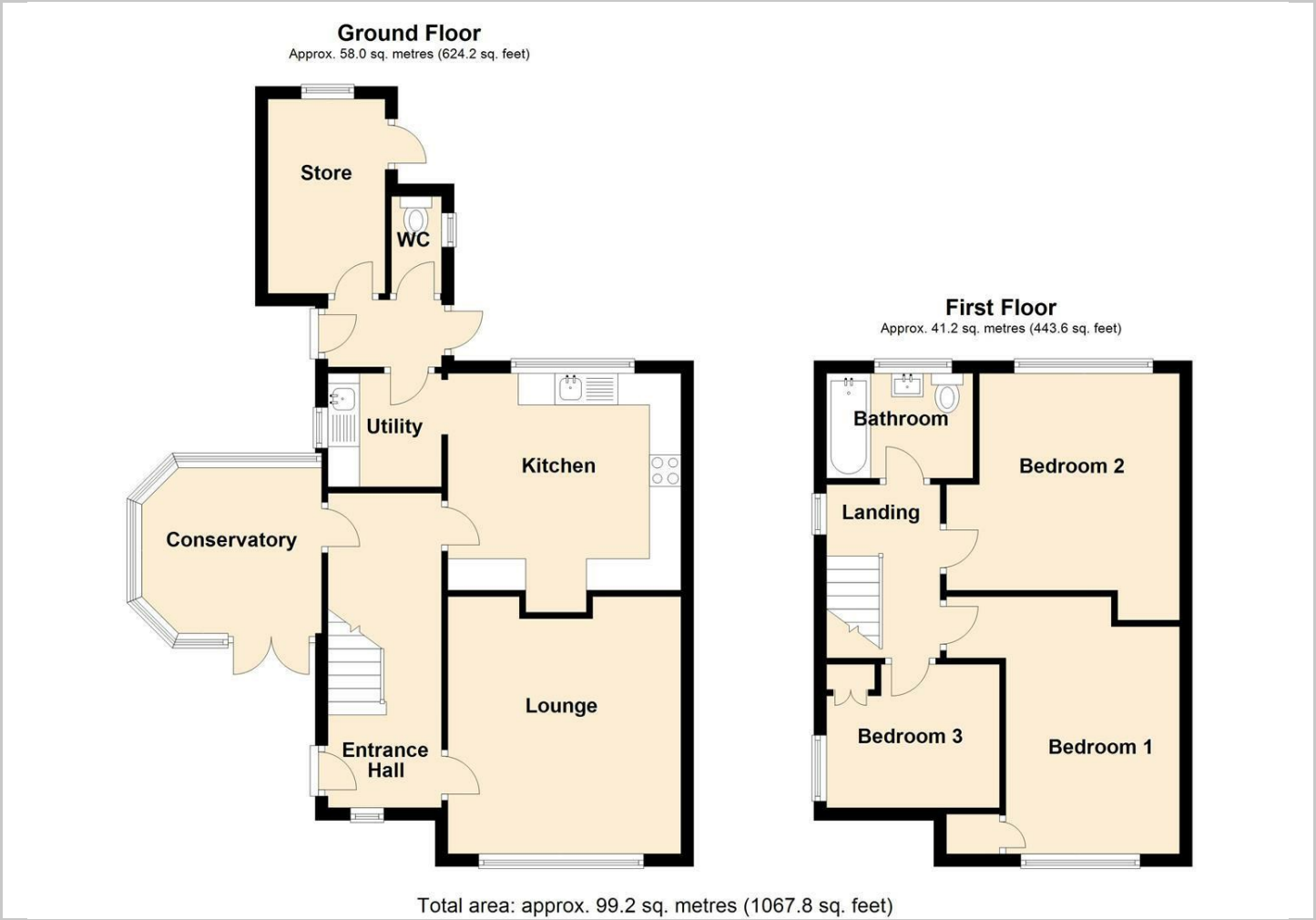
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If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as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

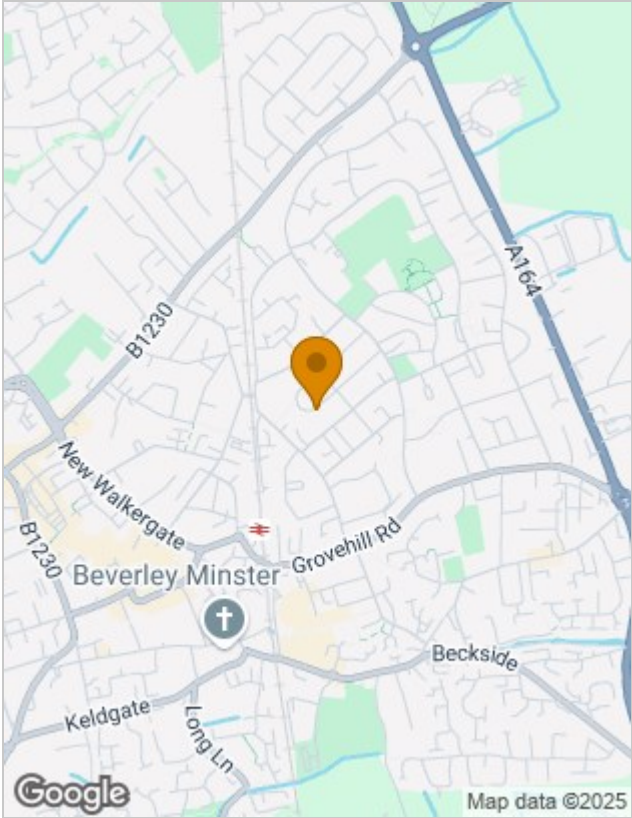


Viewing

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.

Location Map



Energy Performance Graph

