



38 Bielby Drive, Beverley, HU17 0RX

£224,950



38 Bielby Drive

Beverley, HU17 0RX

- THREE BEDROOMS
- PRIVATE REAR GARDEN
- IDEAL STARTER HOME
- OFF STREET PARKING
- LOUNGE DINER
- SOUGHT AFTER LOCATION

A well maintained three bedroom semi detached family home located off Holmechurch Lane with off street parking for two vehicles. Comprising of an entrance hall with cloakroom off, a spacious lounge/diner with uPVC French doors to the rear garden and a kitchen. To the first floor are a bathroom with shower over the bath and three bedrooms. Bielby Drive is located to the East of Beverley town centre in a popular residential area within walking distance of Beverley beck, the Minster, Flemingate leisure and retail centre and the Beverley's market places.



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ACCOMMODATION COMPRISES

ENTRANCE HALL 8'11" x 2'11" (2.72m x 0.91)
uPVC double glazed front door with privacy glass panels, vinyl floor and two chrome spotlights.

CLOAK ROOM 4'7" x 2'10" (1.41m x 0.88)
Wood door with chrome handles, tiled floor, three chrome spotlights, uPVC double glazed front aspect privacy glass window, low level flush WC, wash hand basin with vanity unit and mixer tap.

KITCHEN 8'7" x 7'2" (2.64m x 2.20m)
Vinyl floor, three chrome spotlights, uPVC double glazed front aspect window, range of wall and base units, four ring gas hob, electric oven, chrome extractor, stainless steel splash back and splash back tiles, space for washing machine and fridge freezer.

LOUNGE 15'5" x 14'0" (4.70m x 4.27)
Wood door with chrome handles, laminate wood floor, chrome circle design light, side aspect uPVC double glazed window, rear aspect uPVC double glazed window, gas fire with marble back and hearth with wood surround and mantle piece, under stairs cupboard and uPVC French doors to the rear garden.

LANDING/STAIRCASE
Carpeted floor, pendant light fitting, loft access, wooden handrail with banister and spindles.

BEDROOM ONE 12'7" x 9'10" (3.85m x 3)
Wood door with brass handles, laminate wood floor, pendant light fitting, uPVC front aspect double glazed window, fitted wardrobes and a fitted cupboard.

BEDROOM TWO 9'0" x 7'8" (2.76m x 2.34m)
Wood door with brass handles, laminate wood floor, pendant light fitting and uPVC double glazed rear aspect window.



BEDROOM THREE

9'3" x 6'0" (2.83m x 1.83m)

Wood door with brass handles, laminate wood floor, pendant light fitting and uPVC double glazed rear aspect window.

BATHROOM

6'6" x 5'11" (2m x 1.82)

Wood door with chrome handles, tiled floor, three chrome spotlights, side aspect uPVC double glazed window, chrome towel radiator, low flush WC, wash hand basin with vanity unit, extractor fan, bath with mixer shower over and splash back tiles over the bath.

EXTERIOR

To the front a flagged path with lawn, mature hedge and gravel driveway with parking for two vehicles. To the side a flagged path with lawn and two garden sheds. To the rear a lawn with hedge surround, summer house, gazebo and raised decked area.

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.

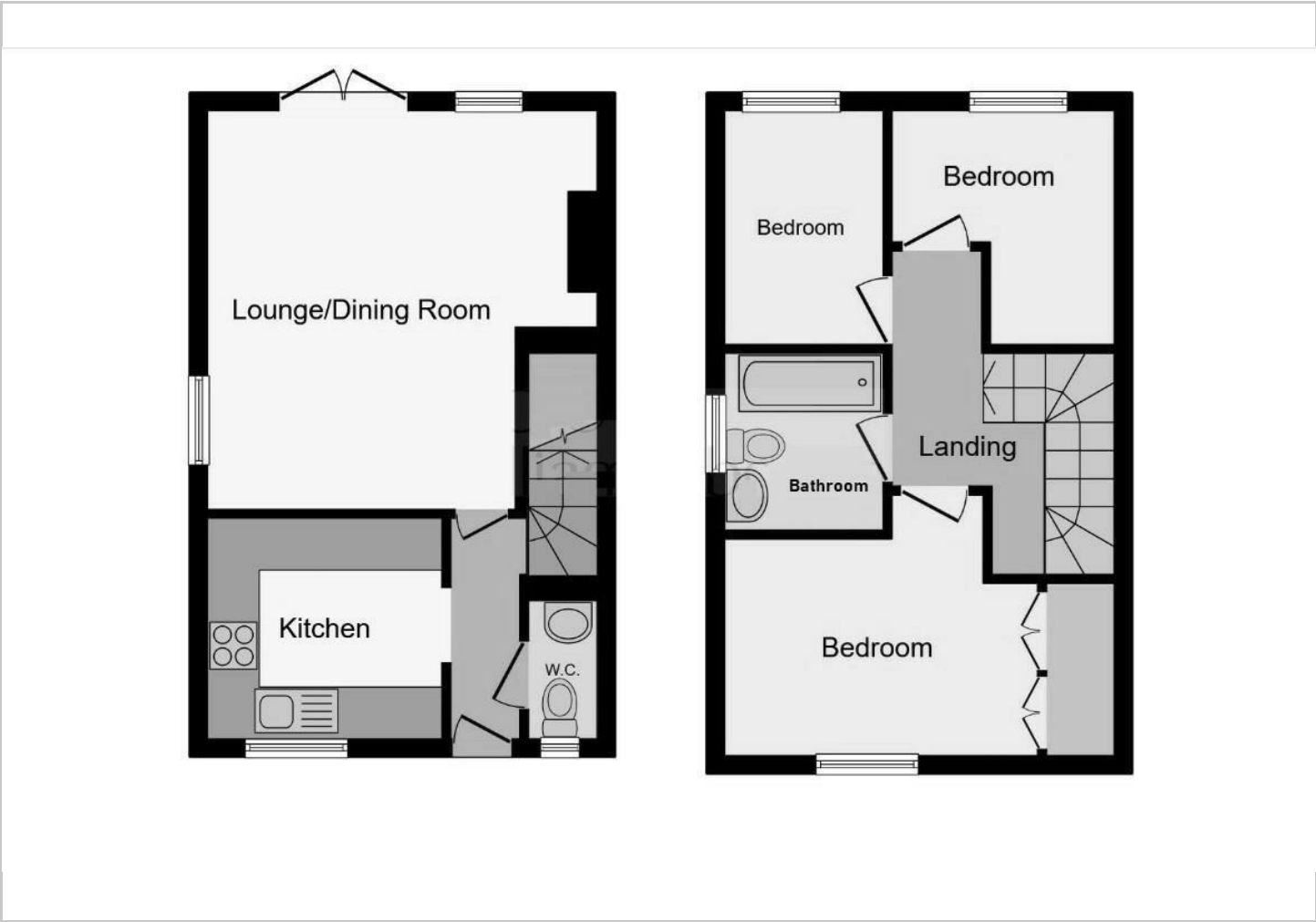
MISREPRESENTATION ACT 1967

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



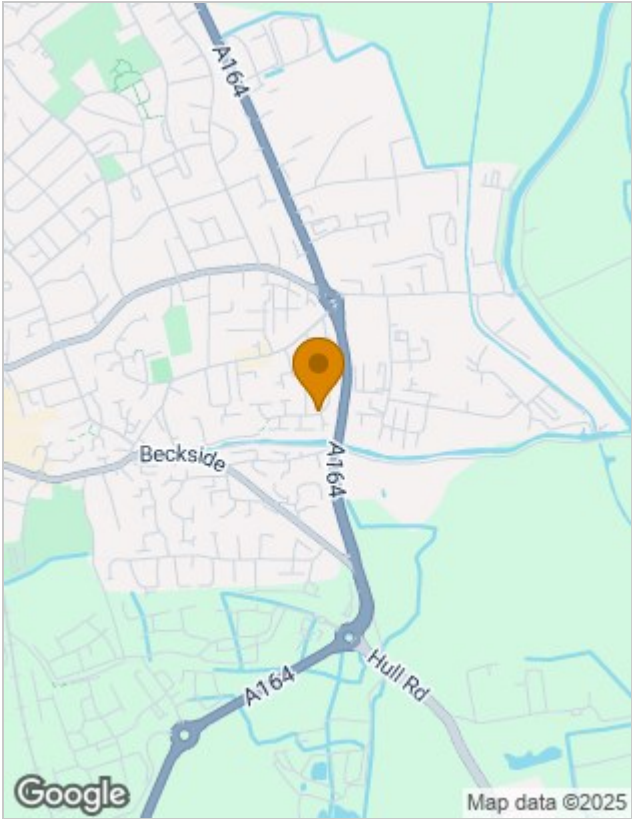
Viewing

Please contact our Beverley Office 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,
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Location Map



Energy Performance Graph

