

staniford
grays



19 Swinemoor Lane, Beverley, HU17 0JU

£155,000





19 Swinemoor Lane

Beverley, HU17 0JU

- TWO BEDROOMS
- BATHROOM AND SHOWER ROOM
- COURTYARD AND REAR GARDEN
- OFF STREET PARKING
- IDEAL FOR INVESTORS & FIRST TIME BUYERS
- NO ONWARD CHAIN

This well-presented 2-bedroom terrace offers a fantastic opportunity for both first-time buyers and investors. The property benefits from off-street parking, making it convenient and secure for residents. Inside, you'll find a lounge and dining room, perfect for relaxing or entertaining. With fitted kitchen and shower room to the downstairs area.

Upstairs, two generous bedrooms offer great potential for a comfortable living arrangement as well as the house bathroom.

Located in a desirable area, this home is close to local amenities, transport links, and schools, making it a prime location for young professionals or a potential rental property.

Don't miss out on this ideal investment or first-time purchase opportunity!



£155,000



ACCOMMODATION COMPRISES

ENTRANCE HALL 12'0" x 3'1" (3.68m x 0.94m)
uPVC double glazed front door with privacy glass panel, carpeted floor and pendant light fitting.

DINING ROOM 13'6" (into bay) x 9'8" (4.13 (into bay) x 2.95m)
Wood door with black chrome handles, carpeted floor, six bulb black chrome light fitting, front aspect uPVC double glazed bay window.

LOUNGE 13'2" x 13'0" (4.03m x 3.97m)
Carpeted floor, pendant light fitting, uPVC double glazed rear aspect window, traditional fireplace with marble hearth, tiled inserts and wood surround, under the stairs storage cupboard.

KITCHEN 11'8" x 6'6" 82'0" (3.57m x 2.25m)
uPVC double glazed back door with privacy glass, pendant light fitting, vinyl floor, side aspect uPVC double glazed window, integrated four ring electric hob and oven and a range of wall and base units.

CLOAKROOM 7'4" x 6'6" (2.25m x 2m)
Wood door with black chrome handles, vinyl floor, central ceiling light, rear aspect uPVC double glazed privacy glass window, chrome towel radiator, low flush WC, pedestal wash hand basin with mixer tap, corner shower cubicle with electric shower and splashback tiles.

STAIRCASE AND LANDING
Carpeted floor, pendant light fitting, wooden hand rail with banister and spindles.

BEDROOM ONE 13'1" x 11'5" (4m x 3.50m)
Wood door with black chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and a traditional cast iron fireplace with tiled hearth.



BEDROOM TWO

16'8" x 5'8" (5.10m x 1.73m)

Wood door with black chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window and loft hatch.

BATHROOM

10'5" x 7'2" (3.20m x 2.19m)

Wood door with black chrome handles, vinyl floor, central ceiling light, uPVC double glazed rear aspect window, low flush WC, pedestal wash hand basin with vanity unit, bath with mixer shower over and splashback tiles.

EXTERIOR

To the front a wrought iron gate with concrete path and lawn with brick wall and square central flower bed. To the rear there is a lawned top garden with hedge and fence surround with wooden gate. A concrete parking area for two vehicles with a second garden gate to a second rear lawn with fence surround, small gravel area and a wooden shed.

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



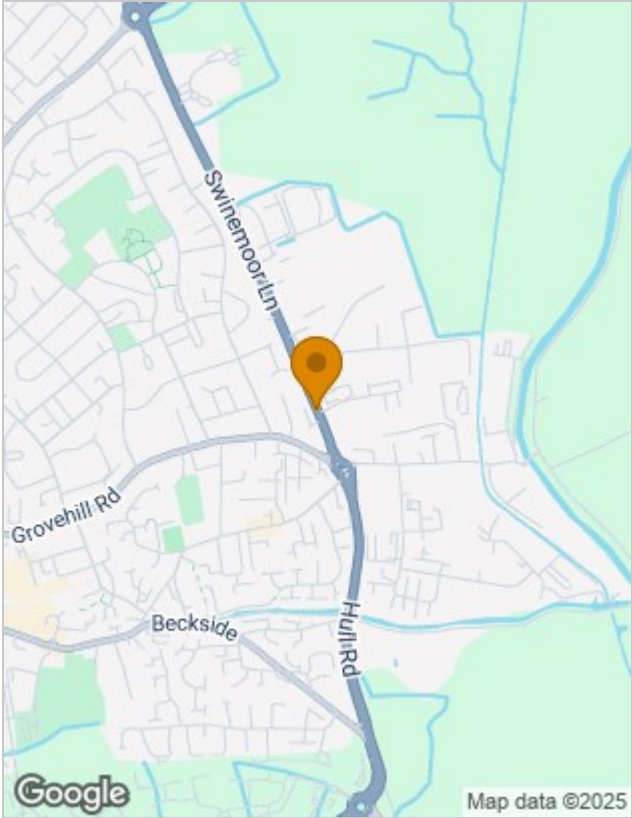
Viewing

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.

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Location Map



Energy Performance Graph

