



44 Thurlow Avenue, BEVERLEY, HU17 7QJ

£124,950



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- IDEAL STARTER HOME
- SPACIOUS LOUNGE
- TWO PATIO AREAS
- OFF STREET PARKING
- LOW MAINTENANCE LARGE REAR GARDEN
- NO ONWARD CHAIN

This one bedroom end of terrace corner house with off street parking and a spacious lounge and bedroom is ideal for a first time buyer, couple or investor. Perfect to make your own!

Located in the popular Molescroft area of Beverley ,which is a quiet location at the end of Thurlow Avenue with no through traffic and close to open green area with playing fields and access to Hudson way public footpath this property is a short away from the local Molescroft shops, bus stops and approximately a 20 minute walk into Beverley town centre.

The property benefits from a compact kitchen, spacious lounge, modern first floor bathroom and spacious bedroom. The garden is also spacious and low maintenance together with two patio areas and a garden shed.



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ACCOMMODATION COMPRISES

ENTRANCE HALL

7'2" x 5'10" (2.20m x 1.80m)

uPVC front door with privacy glass panel, vinyl floor, pendant light fitting, front aspect uPVC double glazed window.

KITCHEN

7'2" x 5'9" (2.20m x 1.77m)

Vinyl floor, uPVC double glazed rear aspect window, strip light, stainless steel drainer sink, plumbing for a washing machine, electric cooker and a range of wall and base units.

LOUNGE

12'1" x 11'11" (3.69m x 3.65m)

Wood door with brass handles, carpeted floor, pendant light fitting, uPVC double glazed rear aspect window with southerly aspect, electric storage heater and an understairs cupboard.

STAIRS AND LANDING

6'3" x 5'10" (1.93m x 1.78m)

Carpeted floor, pendant lights fitting, spotlight and loft hatch which is partly boarded with electric light providing extra storage space.

BATHROOM

6'2" x 5'6" (1.89m x 1.7m)

Wood door with brass handles, tiled floor, central ceiling light, rear aspect uPVC double glazed privacy glass window, panelled bath with electric shower over, pedestal wash hand basin with mixer tap, low flush WC and full splash back tiles.

BEDROOM

13'1" x 8'8" (4m x 2.66m)

Wood door with brass handles, carpeted floor, uPVC double glazed rear aspect window, pendant light fitting, electric radiator, airing cupboard and a built in wardrobe.



EXTERIOR

Flagged patio area with gravel and stepping stone path. Flagged path to rear garden gate leading to private enclosed parking area and garden with wooden garden shed.

COUNCIL TAX:

We understand the current Council Tax Band to be A

SERVICES :

Mains water, gas is currently disconnected but could be reconnected if required . 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

