



22 Wray Close, Beverley, HU17 9QG

£165,000







# 22 Wray Close

Beverley, HU17 9QG

- £5000 TOWARDS DEPOSIT
- OFF STREET PARKING
- THROUGH LOUNGE DINER
- TWO BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- IDEAL STARTER HOME

Upon entering, you are welcomed into a cosy reception room that serves as the heart of the home followed by a modern fitted kitchen.

The layout is both practical and appealing, the property features a modern bathroom, and two double bedrooms.

Wray Close is situated in a desirable location, with easy access to local amenities, schools, and parks, making it a wonderful place to live.



£165,000



## ACCOMMODATION COMPRISES

**FRONT PORCH** 4'7" x 2'0" (1.42m x 0.61m )  
uPVC French doors with brass handles and a tiled floor.

**ENTRANCE HALL** 8'0" x 5'11" (2.46m x 1.82m )  
Wood door with glass panels and chrome handle, wood flooring, pendant light fitting and an understairs cupboard.

**LOUNGE/DINER** 19'2" x 9'10" (5.85m x 3m )  
Wood door with chrome handles, carpeted floor, two six bulb pendant light fittings, front aspect uPVC double glazed window, rear aspect uPVC double glazed window, traditional fireplace with electric fire and wooden surround.

**KITCHEN** 11'0" x 8'0" (3.37m x 2.45m )  
Wood concertina door, tiled floor, three chrome spotlights, uPVC double glazed rear aspect window, stainless steel one and a half bowl drainer sink, integrated electric hob and electric oven and a range of wall and base units.

**REAR PORCH/UTILITY ROOM** 10'4" x 6'6" (3.15m x 2m )  
Front aspect uPVC double glazed door with privacy glass panel, rear aspect uPVC double glazed door with privacy glass panel, central ceiling light, tiled floor, uPVC front aspect window and plumbing for washing a machine.

**STAIRS AND LANDING** 5'11" x 4'10" (1.81m x 1.48m )  
Carpeted floor, pendant light fitting, uPVC double glazed side aspect window, wooden banister with spindles and loft access.

**BATHROOM** 7'1" x 5'2" (2.17m x 1.59m )  
Wood door with chrome handles, vinyl floor, three chrome spotlights, rear aspect uPVC double glazed privacy glass window, towel radiator, pedestal wash hand basin with vanity unit, low flush WC, wall mounted vanity unit and a panelled bath with electric shower.



#### **BEDROOM ONE**

10'9" x 8'6" (3.29m x 2.60m )

Wood door with chrome handles, laminate wood floor, pendant light fitting, rear aspect uPVC double glazed window and a built in cupboard.

#### **BEDROOM TWO**

15'5" x 10'6" (4.71m x 3.21m )

Wood door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and built in cupboard.

#### **EXTERIOR**

To the front a gravelled parking area with mature shrubs, flagged path and lawn with wooden fence surround. To the side, flag stones with a wooden garden shed. To the rear a synthetic lawn with flagged and gravel raised corner patio and wooden fence surround.

#### **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 :**

Stanford 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@stanfords.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.





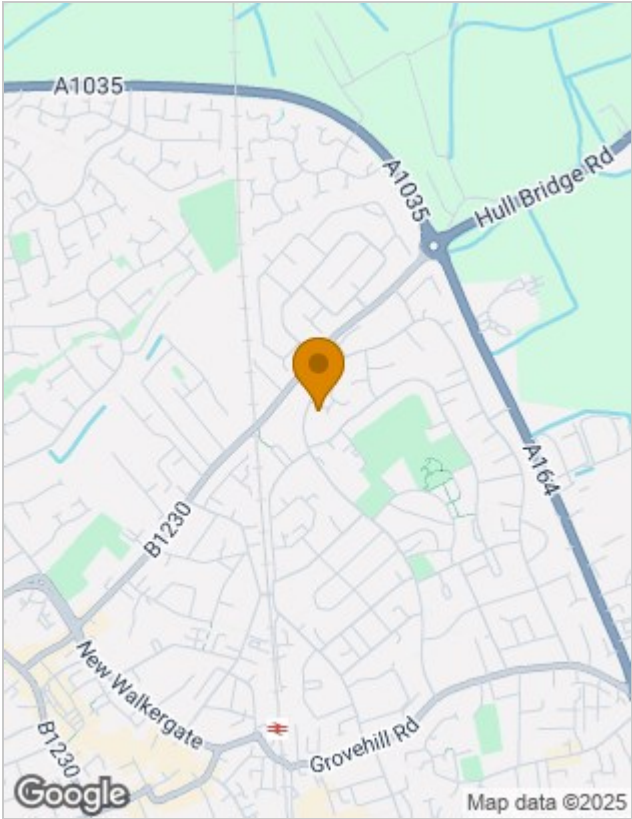




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.