



14 Cherry Tree Lane, Beverley, HU17 0BB

£170,000



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- NO ONWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS, INVESTORS OR A DOWNSIZE OPTION
- LARGE THROUGH LIVING DINING ROOM
- REAR PATIO GARDEN
- WOOD BUILT GARAGE WITH DROPPED CURB
- WALKING DISTANCE TO FLEMINGATE AND BEVERLEY TOWN CENTRE

With two spacious bedrooms and new carpets throughout, this residence is ideal for small families, couples, or individuals looking for extra space. The layout is thoughtfully designed to maximise comfort and functionality, ensuring that every corner of the home is utilised effectively.

The end terrace position offers added privacy and a sense of space, making it a desirable choice for prospective buyers or renters.

Briefly comprising entrance hallway, through living dining room, kitchen, ground floor WC. The first floor gives access to two double bedrooms and house bathroom.



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ACCOMMODATION COMPRISES

ENTRANCE HALL 15'1" x 2'9" (4.61m x 0.85m)
uPVC front door with privacy glass panel, carpeted floor, pendent light fitting and wood panelled walls, leading to first floor staircase and through lounge.

THROUGH LIVING DINING ROOM 25'4 x 11' max (7.72m x 3.35m max)
Wood door with brass handles, carpeted floor, pendent light fittings, front aspect uPVC double glazed window, rear aspect uPVC double glazed window, under stairs storage cupboard and a fire place with wooden mantle piece and shelf.

CONSERVATORY 8'0" x 7'3" (2.44m x 2.22m)
Wooden door with chrome handles, laminate wood floor, rear aspect wooden window and side aspect perspex window.

KITCHEN 10'2 x 6'3 (3.10m x 1.91m)
Tiled floor, side aspect uPVC double glazed window, strip light, full splash back tiles, wiring for an electric cooker, wall and base units and uPVC double glazed door to the conservatory.

UTILITY 6'8 x 5'5 (2.03m x 1.65m)
Stainless steel sink with mixer tap, plumbing for a washing machine and dishwasher (washing machine, dishwasher and fridge freezer available), side aspect uPVC double glazed window.

GROUND FLOOR WC
Wooden door with brass handles, pendent light fitting, rear aspect uPVC double glazed privacy window and low flush WC.

STAIRCASE AND LANDING 12'10" x 5'0" (3.93m x 1.53m)
Carpeted floor, pendent light fitting, storage cupboard, wooden banister with spindles and wooden hand rail.

MASTER BEDROOM 14'4 x 12' (4.37m x 3.66m)
Carpeted floor, front aspect uPVC double glazed window and a pendent light fitting.



BEDROOM TWO

12'10" x 8'11" (3.91m x 2.72m)

Carpeted floor, pendent light fitting and a rear aspect uPVC double glazed window.

HOUSE BATHROOM

10'2" x 6'3" (3.12m x 1.92m)

Wooden door with privacy glass panels, vinyl floor, uPVC side aspect privacy glass window, bath with mixer shower, low flush WC and pedestal wash hand basin.

EXTERIOR

Rear patio garden with a large wood built garage with dropped curb and outhouse boiler room with hot water tank.

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.

GARAGE

14'9" x 8'7" (4.5m x 2.64m)

Wooden structure with power and light, currently used for storage only, has potential for full garage use.



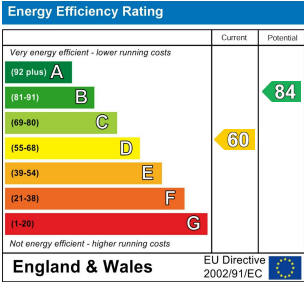
Floor Plans



Location Map



Energy Performance Graph



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.