

staniford
grays



158 Sigston Road, Beverley, HU17 9PE

£174,950





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Beverley, HU17 9PE

- IDEAL FOR FIRST TIME BUYERS
- THREE BEDROOMS
- MODERN FITTED KITCHEN
- LOW MAINTENANCE FRONT AND REAR GARDENS
- OPEN PLAN LOUNGE DINER
- NO ONWARD CHAIN

**** LOVELY FAMILY HOME IN AN IDEAL LOCATON ****

This three bedroomed semi detached family home has low maintenance front and rear gardens and offers the opportunity to be modernised to your specification. With three bedrooms, family bathroom, a spacious lounge diner and kitchen.

Offered with no onward chain, this is ideal for first time buyers or investors.



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ACCOMMODATION COMPRISES

ENTRANCE HALL 7'8" x 6'7" (2.36m x 2.01m)
uPVC double glazed front door with privacy glass panel, laminate floor and central ceiling light.

LOUNGE DINER 22'4" x 12'0" (6.82m x 3.67m)
Wood door with chrome handles, laminate wood floor, two pendant light fittings, front aspect uPVC double glazed window, rear aspect uPVC double glazed window, wood surround fireplace with marble back and hearth with brass insert gas fire.

KITCHEN 13'11" x 8'4" (4.26m x 2.56m)
uPVC double glazed door, vinyl floor, ceiling spotlights, rear aspect uPVC double glazed window, under stairs cupboard, a range of wall and base units, integrated four ring gas hob and electric oven and a stainless steel drainer sink with mixer tap.

STAIRCASE AND LANDING 7'11" x 5'10" (2.42m x 1.80m)
Carpeted floor, central ceiling light, side aspect uPVC double glazed window, wooden banister with spindles and a loft hatch.

BATHROOM 7'8" x 5'5" (2.36m x 1.66m)
Wood door with chrome handles, vinyl floor, chrome spotlights, rear aspect uPVC privacy window, chrome towel radiator, bath with mixer shower, pedestal wash hand basin, low flush WC, full splash back tiling.

BEDROOM ONE 11'0" x 10'7" (3.37m x 3.25m)
Wood door with chrome handles, central ceiling light, rear aspect uPVC double glazed window and a fitted wardrobe.

BEDROOM TWO 11'5" x 10'6" (3.49m x 3.22m)
Wood door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and a built-in cupboard.



BEDROOM THREE

8'3" x 8'5" (2.52m x 2.57m)

Wood door with chrome handles, carpeted floor, central ceiling light, front aspect uPVC double glazed window and a built-in cupboard.

BRICK SHED

6'10" x 7'4" (2.10m x 2.25m)

Wood door and rear single glazed window.

EXTERIOR

To the front a concrete path with gravel garden and sparse shrubs. To the rear a flagged patio with lawn, fence surround and brick 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.

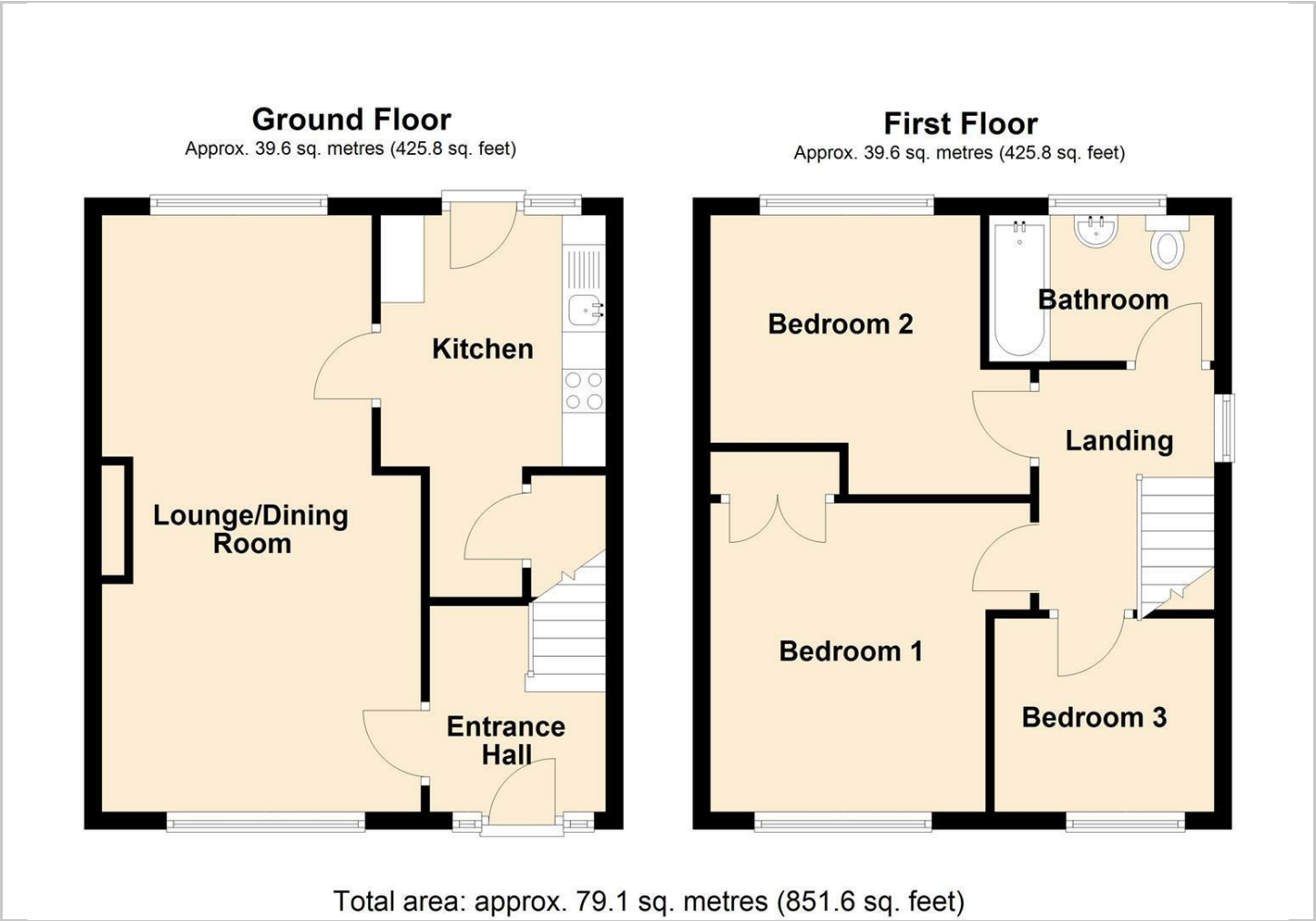
MISREPRESENTATION ACT 1967

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



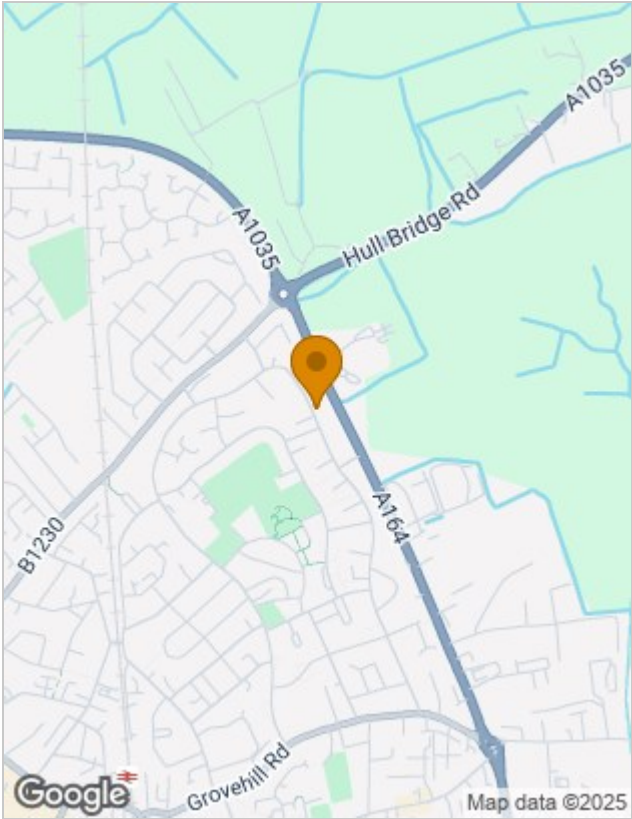
Viewing

Please contact our Beverley Office 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

