



70 Hill Crest Drive, Beverley, HU17 7JL

Asking Price £290,000



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- THREE BEDROOMS
- CONSERVATORY
- PRIVATE REAR GARDEN
- SUPERIOR ROOM WITH ENSUITE
- GARAGE AND DRIVEWAY
- HIGH STANDARD THROUGHOUT

The home boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant family space. The three well-proportioned bedrooms ensure that everyone has their own sanctuary, while the two bathrooms add convenience for busy mornings and evening routines.

As an older property, this house exudes a sense of history and charm, with potential for personalisation to make it truly your own. The surrounding neighbourhood is known for its friendly community and picturesque surroundings, making it an excellent choice for those looking to settle in a welcoming environment.



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ACCOMMODATION COMPRISES

ENTRANCE PORCH 5'8" x 3'4" (1.73 x 1.03)
With UPVC double glazed front aspect front door, laminate wood flooring, pendant light fitting, uPVC double glazed side aspect window.

CLOAKROOM/ WC 5'1" x 3'0" (1.56 x 0.92)
Wood door with brushed chrome handles, laminate wood floor, uPVC front aspect privacy glass window, Chrome's spotlight fitting three spots, WC, wash hand basin with vanity unit and mix it up.

HALLWAY 15'8" x 5'8" (4.79 x 1.73)
Wood door with brushed chrome handles, laminate wood floor, pendant light fitting, UPVC sign aspect double glaze window, fitted storage cupboard.

KITCHEN 9'3" x 7'10" (2.82 x 2.41)
With uPVC double glazed side door, wood door with brushed chrome handles, laminate wood floor, three spotlights to ceiling, uPVC double glazed rear aspect window, and under stairs cupboard. One and a half bowl stainless steel sink and drainer with mixer tap, integrated appliances four ring gas hob, electric oven and extractor fan. Splashback tiles and range of wall and base units.

LOUNGE 15'5" x 9'10" (4.71 x 3.00)
Carpeted floor, pendant light fitting, front aspect uPVC double glazed window, fireplace with wood surround, chrome gas fire insert with chrome mantle and hearth.

DINING ROOM 9'6" x 7'6" (2.90 x 2.31)
Laminate to floor covering, pendant light fitting, and uPVC double glazed door leading to conservatory.

CONSERVATORY 10'2" x 8'1" (3.10 x 2.48)
Accessed from the dining room, with uPVC French doors opening onto patio, laminate to flooring and three bulb ceiling light.

STAIRCASE AND LANDING 9'6" x 5'11" (2.91 x 1.81)
Pendant line fitting, uPVC side aspect double glazed window, wooden bannister with spindles and loft hatch.

BATHROOM 5'5" x 6'4" (1.67 x 1.95)
With brush chrome handles, vinyl floor three crown spotlights, UPVC rear aspect privacy glass window, chrome towel radiator, tiled splashbacks, low flush WC, bath with electric shower over and pedestal wash hand basin.



SUPERIOR BEDROOM

12'6" x 9'1" (3.82 x 2.77)

Wood door with brush chrome handles, laminate to flooring, pendant light fitting, front aspect uPVC double glazed window and fitted wardrobes.

ENSUITE SHOWER ROOM

9'8" x 3'1" (2.97 x 0.95)

Wood door with chrome handles, tiled floor, central ceiling light, side aspect uPVC double glazed privacy glass window, chrome towel rail, low flush WC, wash hand basin with vanity unit, full splashback tiles, Mixer shower.

BEDROOM TWO

9'0" x 9'4" (2.76 x 2.85)

Wooden door with brushed chrome handles, pendant light fitting and uPVC double glazed window to rear aspect.

BEDROOM THREE

9'6" x 6'7" (2.91 x 2.02)

Wood door with brush chrome handles, laminate floor, pendant light fitting, UPVC front aspect window, airing cupboard.

EXTERNAL

To the front of the property is a lawned garden and driveway leading to the detached garage. To the rear is a private lawned garden with patio area.

DETACHED GARAGE

17'9" x 8'11" (5.42 x 2.72)

With manual up and over door. With power and lighting. Personnel door opens to rear garden.

COUNCIL TAX:

We understand the current Council Tax Band to be

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@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.

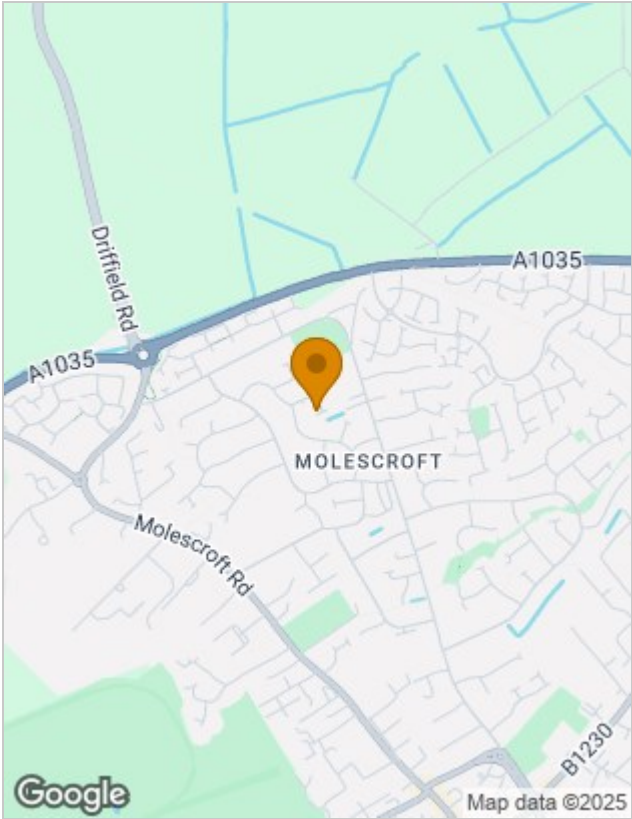
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



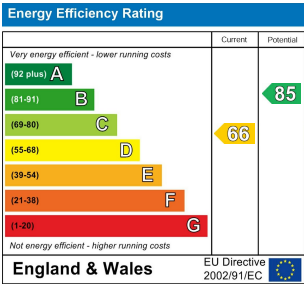
Floor Plans



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.