



16 Smithall Road, BEVERLEY, HU17 9GU

Chain Free £230,000







# 16 Smithall Road

BEVERLEY, HU17 9GU

- THREE DOUBLE BEDROOMS
- WELL MAINTAINED EXTENDED MEWS PROPERTY
- KITCHEN DINER
- NO CHAIN
- STUNNING GARDEN
- GARAGE AND OFF STREET PARKING
- SOUGHT AFTER LOCATION

\*\*\*OPEN DAY FOR VIEWINGS ON 25th October from 11am - 1pm, No appointment necessary, Please do come along and view \*\*\*

A fabulous extended three bedroom end mews family home with a stunning rear garden, garage and off street parking for up to three vehicles. Located off Nornabell Drive this property sits in the catchment for Molescroft Primary School and Longcroft Secondary School.

It has been beautifully maintained by the current owner and been extended to the back on the ground floor. A spacious lounge greets you as you enter the home leading to the spacious kitchen diner and utility room. With three double bedrooms and an extended bathroom on the first floor. With all windows, fascia's and soffits replaced in the last four years.



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## ACCOMMODATION COMPRISES

**LOUNGE** 18'6" x 11'9" (5.65m x 3.59m )  
Composite front door with two privacy glass panels, carpeted floor, chrome light fitting, front aspect uPVC double glazed window, fireplace with chrome electric fire and quartz fireplace.

**KITCHEN** 16'7" x 11'8" (5.07m x 3.57m )  
uPVC double glazed rear door, laminate flooring, chrome light fittings, rear aspect uPVC double glazed window, integrated five ring gas hob and electric oven, extractor fan, one and a half bowl drainer sink with mixer tap and plumbing for a dishwasher.

**UTILITY ROOM** 7'5" x 5'2" (2.28m x 1.59m )  
Wood door with chrome handles and glass panels, laminate flooring, pendant light fitting, uPVC rear aspect privacy window, plumbing for a washing machine and space for dryer as well as space for a fridge freezer.

**GARAGE** 18'0" x 8'6" (5.50m x 2.61m )  
Manual up and over door, strip light and power. With access door from the kitchen leading to the garage.

**STAIRCASE AND LANDING** 6'6" x 2'8" (2m x 0.82m )  
Chrome light fitting, carpeted floor with a wooden bannister and spindles.

**BEDROOM ONE** 8'3" x 9'7" (2.52m x 2.93m)  
Wood door with chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window, built with cupboard with loft hatch. (Loft partially boarded)

**BEDROOM TWO** 9'0" x 8'0" (2.75m x 2.44m )  
Wood door with chrome handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.

**SUPERIOR BEDROOM** 11'9" x 11'3" (3.59m x 3.43m )  
Wood door with chrome handles, carpeted floor, pendant light fitting, uPVC front aspect double glazed window with fitted wardrobes and bedroom furniture.





## EXTERIOR

To the front a concrete driveway with parking for up to three vehicles with a flagged path to front door, stone borders and fence surround. To the rear a flagged side path with garden gate, lawn with a raised bed and a mixture of mature and stone borders. Fence surround, wooden shed and pergola with trellis.

## BATHROOM

10'11" x 8'0" (3.33m x 2.46m)

Wood door with chrome handles, vinyl floor, ceiling spotlights, rear aspect uPVC double glazed window, towel radiator, vanity unit with wash hand basin and mixer tap, shower cubicle with electric shower, corner bath, low flush WC with vanity unit, extractor fan and airing cupboard.

## COUNCIL TAX:

We understand the current Council Tax Band to be C

## 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

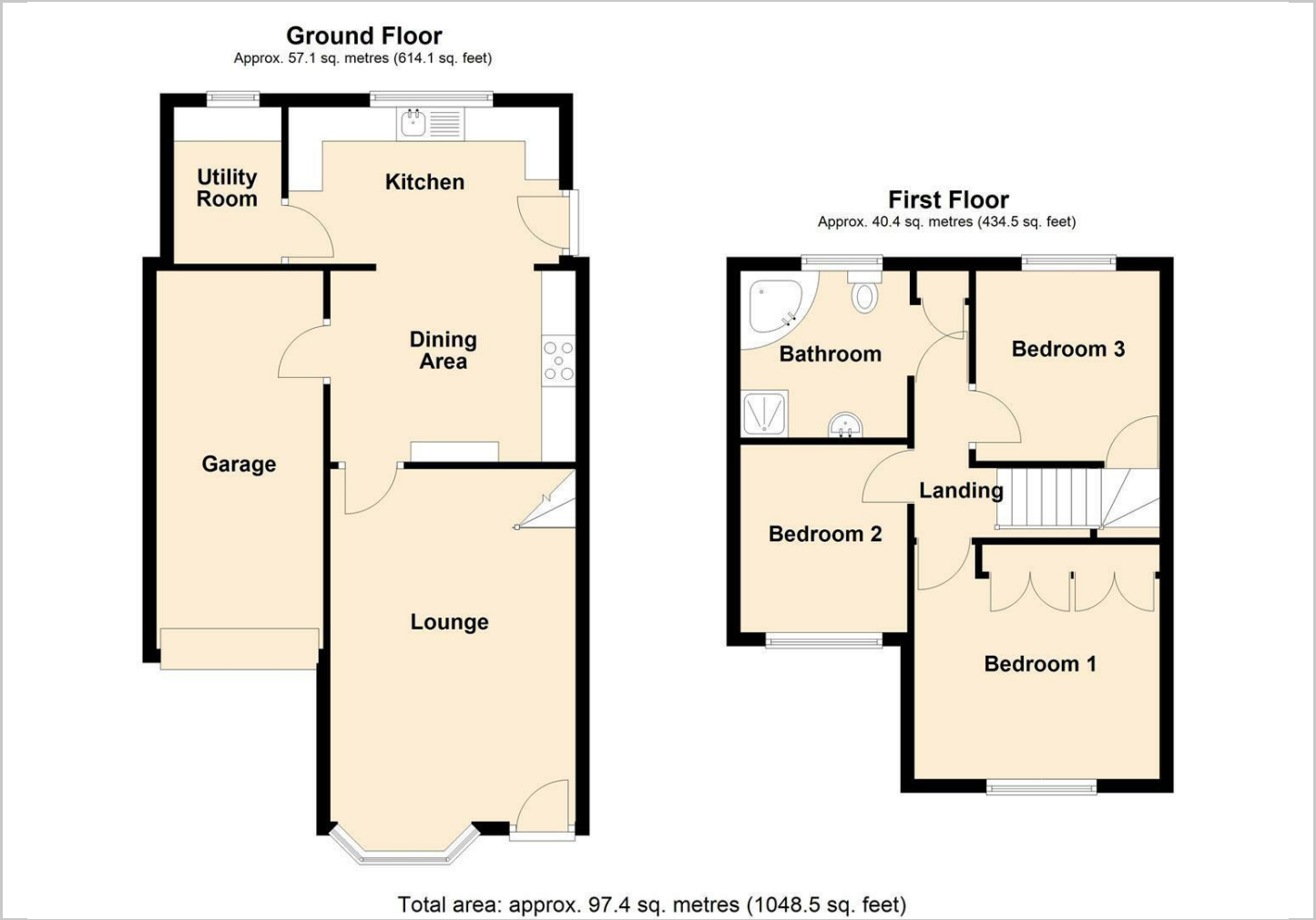
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal 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



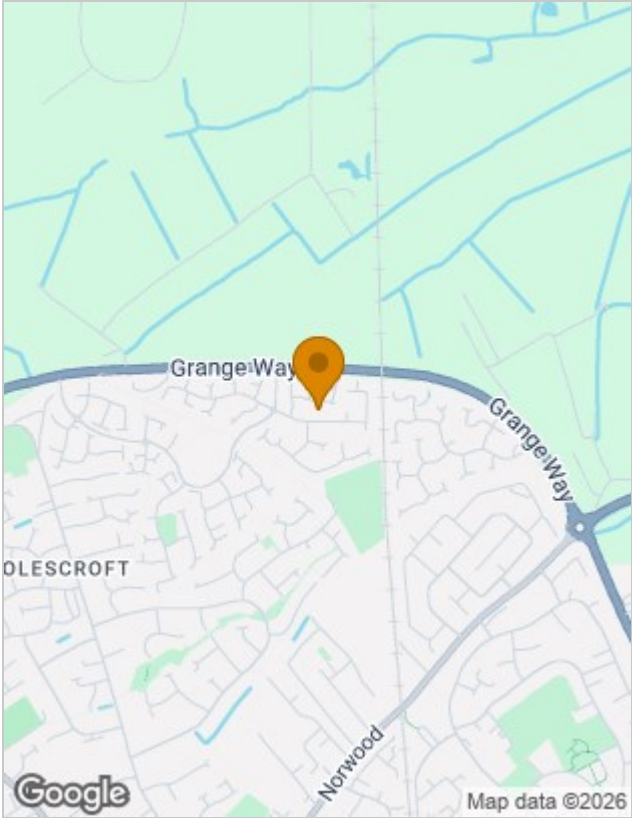
Viewing

Please contact our Beverley Office 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.

18 North Bar Within, Beverley, East Riding of Yorkshire,  
Tel: 01482 866304 Email: bevsales@stanifords.com

Location Map



Energy Performance Graph

