



3 Cherry Tree Lane, Beverley, HU17 0BD

£129,950



3 Cherry Tree Lane

Beverley, HU17 0BD

- NO ONWARD CHAIN
- CLOSE TO FLEMINGATE RETAIL DEVELOPMENT
- IDEAL LOCATION
- TWO BEDROOMS
- PRIVATE REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS

A Charming Two-Bedroom Terraced Home close to the Heart of Beverley – A Perfect First Step or Investment Opportunity

This two-bedroom terraced home presents a superb opportunity for first-time buyers or savvy investors. Brimming with potential, it's the perfect canvas to upgrade and truly make your own.

Stepping inside there are two well-proportioned reception rooms offering flexible living or entertaining space, leading to a galley-style kitchen and a ground floor bathroom. Upstairs, two generously sized double bedrooms come complete with fitted storage, ensuring comfort and practicality.

Outside, a low-maintenance rear yard with access to a shared "ten foot" giving access to a private lawned garden with a shed provides a peaceful retreat or the perfect spot for summer evenings.

Location is everything — and this one delivers. HU17 0BD places you within walking distance of both of Beverley's vibrant market places, restaurants, cafés, Flemingate retail and Beverley leisure centres. Well regarded schools and great transport links to Hull, York, and the coast are nearby.

Whether you're stepping onto the ladder or expanding your portfolio, this is a home with promise in a great location.



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ACCOMMODATION COMPRISES

LOUNGE 11'9" x 9'10" (3.59m x 3m)
Wooden front door with privacy glass panel, carpeted floor, pendant light fitting, uPVC front aspect double glazed window and fire place with brass insert gas fire.

RECEPTION TWO 10'5" x 11'10" (3.19m x 3.63m)
Wood door with chrome handles, pendant light fitting, rear aspect uPVC double glazed window and recess cupboard.

KITCHEN 11'0" x 4'11" (3.36m x 1.51m)
Side aspect uPVC double glazed window, uPVC double glazed side door, strip light, stainless steel drainer sink with mixer tap, plumbing for washing machine, base units, integrated electric oven and two ring hob.

BATHROOM 4'5" x 4'9" (1.365m x 1.46m)
Wood door with chrome handles, vinyl floor, central light fitting, side aspect uPVC double privacy glazed window, pedestal wash hand basin, low flush WC, bath with electric shower over and full splash back tiling.

BEDROOM ONE 10'9" x 9'10" (3.30m x 3m)
Carpeted floor, wood door with chrome handles, front aspect uPVC double glazed window, pendant light fitting and fitted wardrobes.

BEDROOM TWO 11'11" x 9'2" (3.65m x 2.80m)
Wood door with chrome handles, pendant light fitting, rear aspect uPVC double glazed window, built in cupboard,

SATIRCASE AND LANDING 6'9" x 2'5" (2.08m x 0.76m)
Carpeted floor, pendant light fitting, wooden handrails and loft hatch.



EXTERIOR

To the rear a lawn garden accessed across the 10 foot with shed and wooden fence.

COUNCIL TAX:

We understand the current Council Tax Band to be A

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.

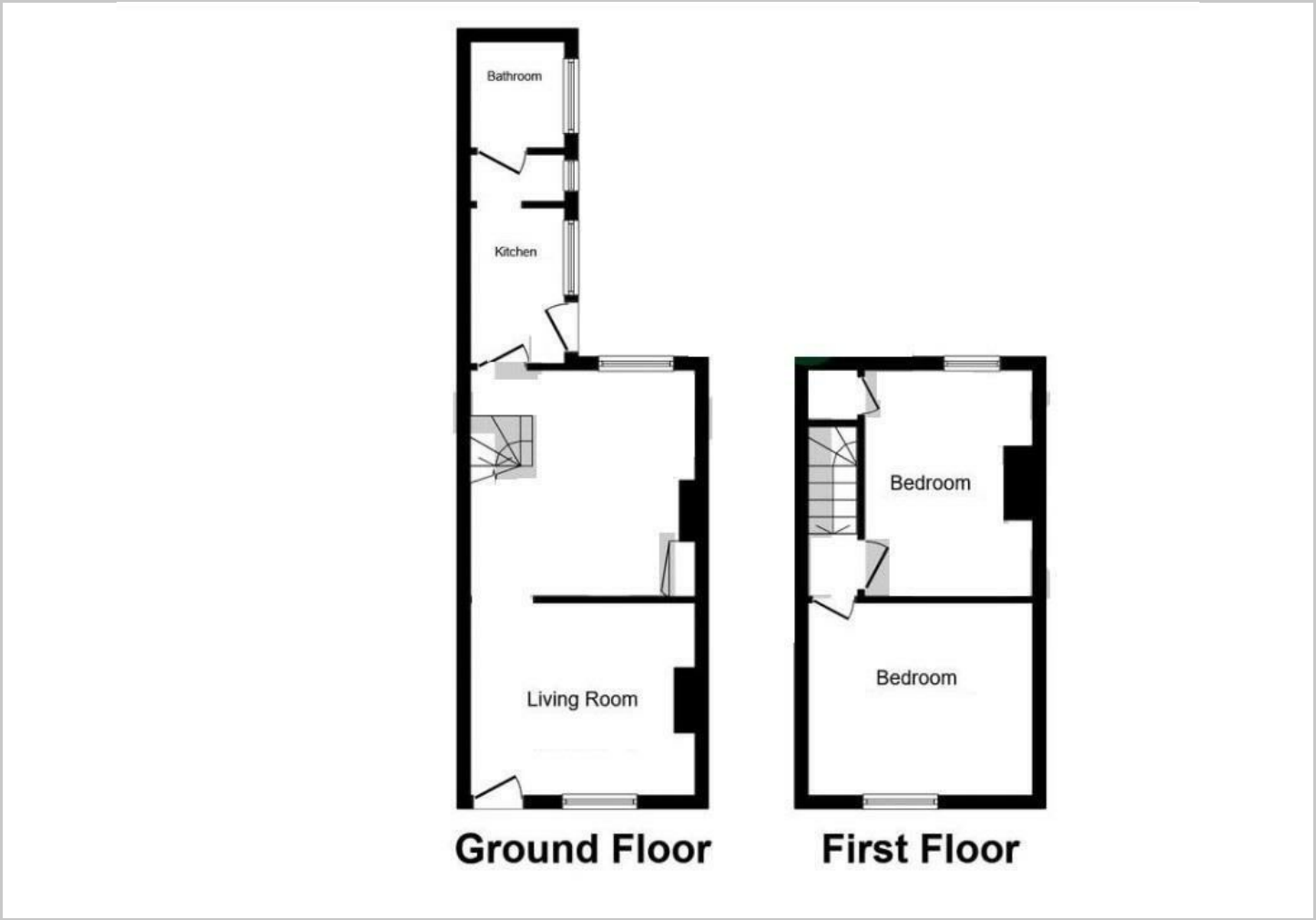
MISREPRESENTATION ACT 1967

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



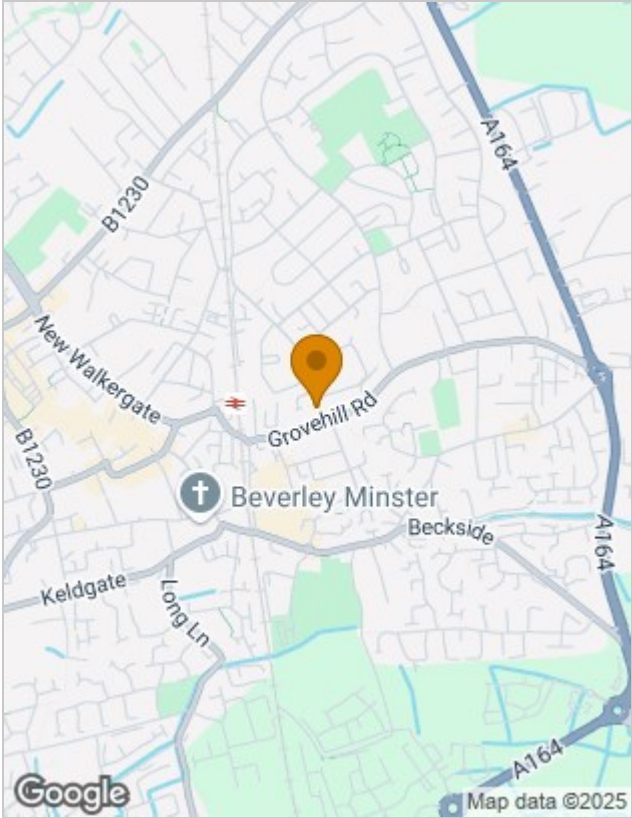
Viewing

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

