



25 Marchant Close, Beverley, HU17 9GE

£315,000





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- SECLUDED POSTION
- UNIQUE DESIGN
- THREE BEDROOMS
- GARAGE
- MOLESCROFT AREA
- BEAUTIFUL GARDEN
- CONSERVATORY

A true hidden gem in Molescroft – Unique Three-Bedroom Detached Bungalow with Conservatory and Stunning Garden.

Tucked away in an exclusive cul-de-sac of just two homes, this beautifully presented three-bedroom detached bungalow offers a rare combination of privacy, flexibility and space in one of Beverley's most sought-after areas.

Inside you are welcomed by a generous central hallway that sets the tone for the light-filled, well-proportioned rooms throughout. The principal bedroom features a en-suite shower room, while two further double bedrooms and a modern family bathroom provide plenty of space for family or guests.

The heart of the home lies in the spacious kitchen diner and lounge, both of which flow effortlessly into a full-width conservatory — perfect for year-round enjoyment. Overlooking a beautifully maintained, private rear garden, the conservatory is an ideal space for relaxing or entertaining, with French doors opening onto the garden patio.

Outside, there's private off-street parking via a driveway, along with a single garage.

Quiet, private and very well-located, this is a unique bungalow, early viewing is highly recommended.



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ACCOMMODATION COMPRISES

ENTRANCE HALL 20'4" x 4'5" (6.20m x 1.35m)
uPVC double glazed front door with privacy glass panel, carpeted floor, two pendant light fittings, storage cupboard and loft access.

BEDROOM ONE 10'5" x 8'9" (3.20m x 2.69m)
Wood door with brass handles, carpeted floor, pendant light fitting, uPVC front aspect window and fitted wardrobes.

BEDROOM TWO 9'6" x 8'10" (2.91m x 2.70m)
Wood door with brass handles, carpeted floor, pendant light fitting, uPVC double glazed side aspect window and fitted wardrobes.

SUPERIOR BEDROOM 11'8" x 10'5" (3.58m x 3.18m)
Wood door with brass handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and fitted wardrobes.

ENSUITE SHOWER ROOM 6'11" x 2'11" (2.13m x 0.90m)
Wood door with brass handles, tiled floor, central ceiling light, side aspect uPVC double glazed window, low flush to WC , shower cubicle with mixer shower, pedestal wash hand basin and extract fan.

BATHROOM 7'10" x 5'0" (2.39m x 1.54m)
Wood door with brass handles, carpeted floor, central ceiling light, side aspect uPVC double glazed privacy window, low flush WC, panelled bath, pedestal wash hand basin, splashback tiles, extractor fan and wall mounted vanity unit.

KITCHEN 14'7" x 11'9" (4.45m x 3.60m)
Wood door with brass handles, vinyl floor, six bulb chrome light fitting, central ceiling light, uPVC double glazed side aspect window, uPVC double French doors to conservatory, a range of wall and base units, under counter fridge, one and a half drainer sink with mixer tap, electric oven with plumbing for washing machine and dishwasher.



CONSERVATORY

12'9" x 7'4" (3.89m x 2.25m)

uPVC French doors to rear garden, UPVC glass panelled side door, two three bulb chrome light fitting, laminate floor and uPVC double glazed windows.

LOUNGE

14'7" x 12'3" (4.45m x 3.74m)

Wood door with brass handles, uPVC French doors, pendant light fitting, carpeted floor and a side aspect uPVC double glazed window.

GARAGE

18'9" x 8'11" (5.73m x 2.73m)

Strip light, roller door and power.

EXTERIOR

To the front a side raised border and wooden gate, fence and wall surround with low hedge, lawn and gravel flower bed border and driveway in front of the integral garage. To the rear a flagged side path and patio with lawn, mature borders, fence surround and garden shed.

COUNCIL TAX:

We understand the current Council Tax Band to be D

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.

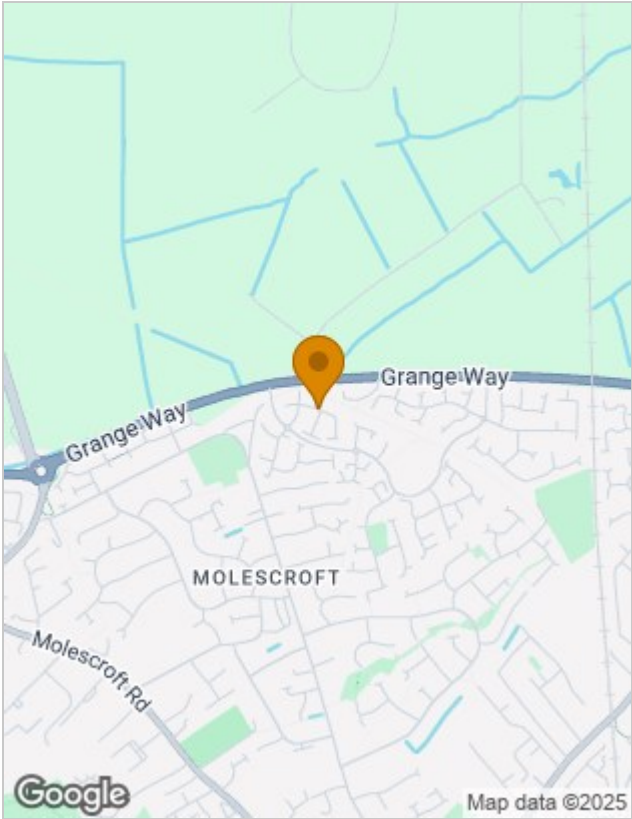
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



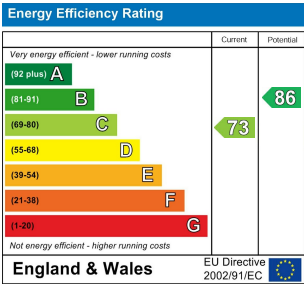
Floor Plans



Location Map



Energy Performance Graph



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.