

staniford
grays



15 Curlew Close, Beverley, HU17 7QN

£234,950





15 Curlew Close

Beverley, HU17 7QN

- BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME
- FULLY MODERNISED
- LOCATED IN THE SOUGHT AFTER MOLESCROFT AREA
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- SPACIOUS CONSERVATORY
- LOW MAINTENANCE SECLUDED REAR GARDEN

Beautifully presented and much improved immaculate three bedroom semi detached family home. Located in the popular Molescroft area of Beverley in a quiet cul-de-sac position offering spacious family living in a fantastic location and sitting within the catchment for Molescroft Primary School and Longcroft School and Sixth Form College.

This property is very well maintained throughout and the ground floor living area has been improved with a full width conservatory (with central heating radiators).

To the front there is a well proportioned lounge which flows into the kitchen diner via a pair of wooden French doors. The well equipped kitchen has a useful understairs cupboard with power and light and leads into the conservatory via uPVC sliding patio doors. The bright conservatory is a social space, connecting to both the garden and the kitchen.

To the first floor there are two double bedrooms and a third single bedroom together with a family bathroom.

Low maintenance rear garden with shed.
Off street parking for multiple vehicles.



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ACCOMMODATION COMPRISES

ENTRANCE PORCH 4'5" x 39'8" (1.37m x 120m)
Composite front door with privacy panels and chrome handles, carpeted floor with a pendant light fitting.

LOUNGE 14'2" x 10'5" (4.32m x 3.19m)
Wood door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window.

KITCHEN DINER 13'7" x 10'5" (4.16m x 3.19m)
Wooden French doors with glass panels, uPVC sliding door to conservatory, vinyl tiled floor, ceiling spotlights and a pendant light fitting, uPVC double glazed rear aspect window and an under stairs cupboard with light and power. A range of wall and base units with stainless steel drainer sink and mixer tap, integrated four ring gas hob, electric oven, under counter fridge and freezer, washing machine and extractor hood.

CONSERVATORY 13'8" x 8'9" (4.17m x 2.67m)
Vinyl floor, French doors to the patio, pendant light fitting, this room benefits from gas central heating radiators.

STAIRCASE AND LANDING 9'3" x 5'11" (2.82m x 1.81m)
Carpeted floor, pendant light fitting, loft hatch, wooden banister with spindles and airing cupboard. Loft has ladders and is partially boarded.

BEDROOM THREE 6'8" x 5'5" (2.05m x 1.67m)
Wood door with brushed chrome handles, carpeted floor, pendant light fitting and a uPVC rear aspect window.

BEDROOM TWO 7'10" x 9'6" (2.40m x 2.92m)
Wood door with brush chrome handles, carpeted floor, rear aspect uPVC double glazed window and a pendant light fitting.



BATHROOM

7'5" x 6'2" (2.28m x 1.90m)

Wood door with brushed chrome handles, tiled floor, ceiling spotlights, rear aspect uPVC double glazed privacy window, chrome towel radiator, pedestal wash hand basin with mixer tap, low flush WC, bath with mixer tap and electric shower and a wall mounted vanity unit.

SUPERIOR BEDROOM

13'8" x 8'5" (4.17m x 2.59m)

Wood door with brushed chrome handles, carpeted floor, front aspect uPVC double glazed window, pendant light fitting and a built-in wardrobe.

EXTERIOR

To the front a block paved driveway with parking for multiple vehicles with a lawn and miniature fern tree border. To the rear a flagged patio with synthetic lawn, wooden fence surround, garden shed and outside tap.

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.

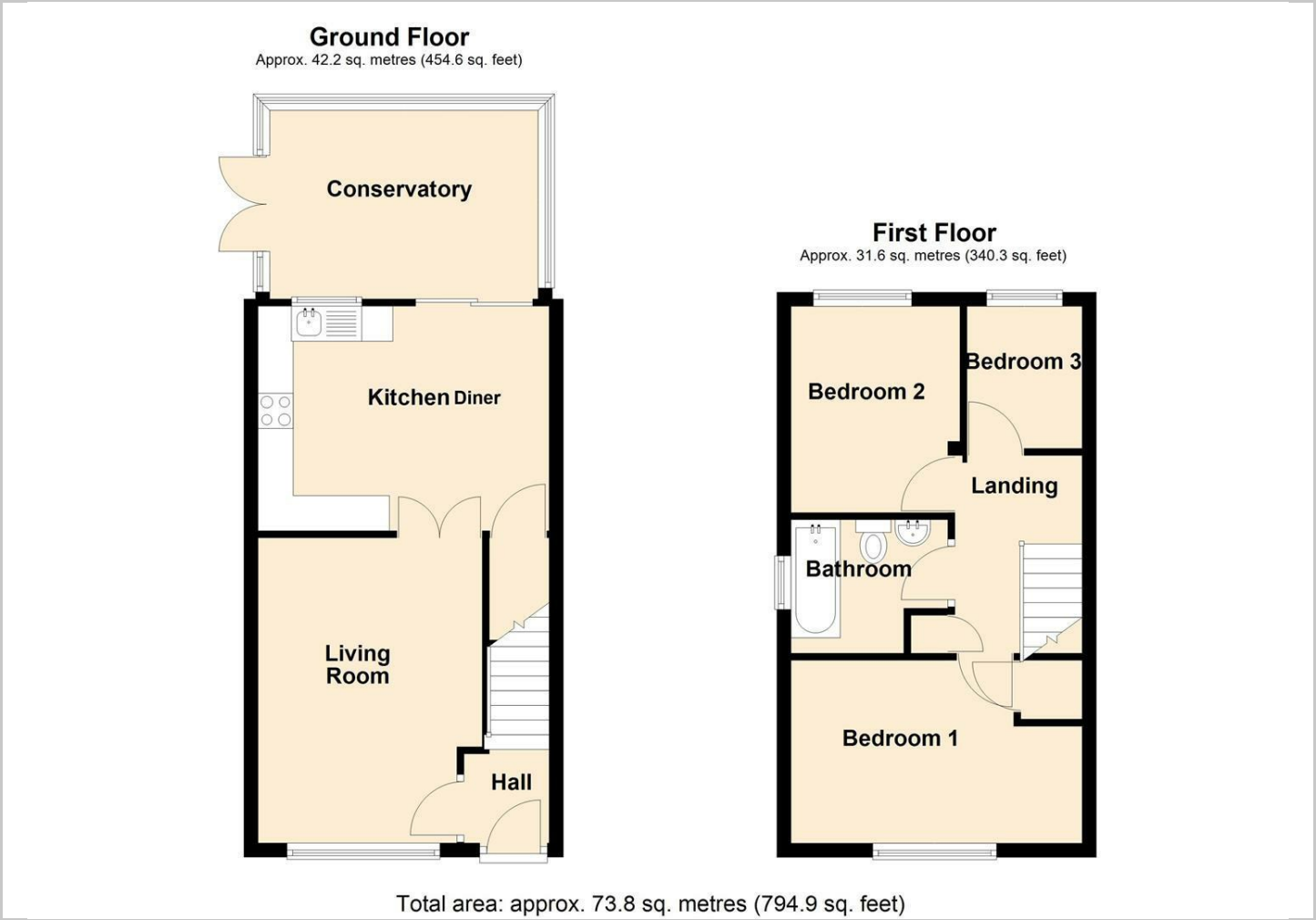
MISREPRESENTATION ACT 1967

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



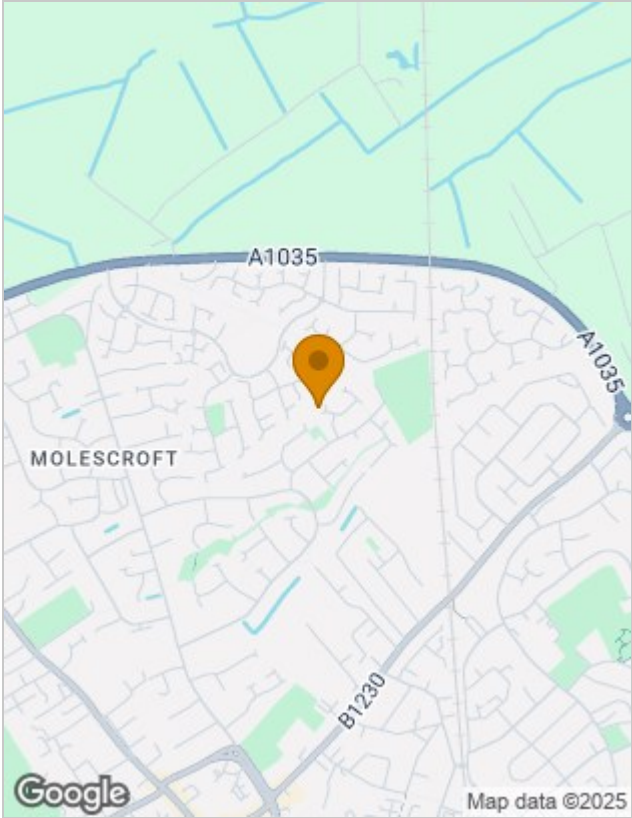
Viewing

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.

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

Location Map



Energy Performance Graph

