

staniford
grays



19 The Paddock, Beverley, HU17 7HQ

Offers In Excess Of £265,000



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19 The Paddock

Beverley, HU17 7HQ

- SUPERB SOUGHT AFTER MOLESCROFT LOCATION
- CLOSE TO LOCAL SCHOOLS
- OFF STREET PARKING
- EXTENDED FAMILY HOME
- THREE BEDROOMS
- PRIVATE REAR GARDEN WITH PATIO

Located in the sought-after area of Molescroft, this beautiful extended three-bedroom family home offers an ideal location coupled with space and convenience.

Featuring a lounge with bay window and fire place, a dining area leading into a playroom with kitchen on the ground floor. To the first floor there are three bedrooms and a family bathroom. Outside there is off street parking, a garden shed, front and back lawns and a generous flagged patio, ideal for entertaining.

This property is a must for those looking for a conveniently positioned family home in the Molescroft area, get in touch to book your viewing today!



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ACCOMMODATION COMPRISES

ENTRANCE HALL 12'11" x 5'6" (3.95m x 1.70m)
Wooden front door with chrome handles and glass panels, pendant light fitting, side aspect uPVC double glazed window and laminate flooring.

LOUNGE 15'1" x 11'11" (4.60m x 3.64m)
Wood door with ceramic knobs, carpeted floor, pendant light fitting, front aspect uPVC double glazed bay window and fire place with wood surround and a gas fire insert.

DINING ROOM 9'9" x 8'10" (2.99m x 2.71m)
French doors with glass panels to lounge, carpeted floor and a pendant light fitting.

PLAY ROOM 8'7" x 8'6" (2.62m x 2.61m)
uPVC double glazed French doors to patio, carpeted floor, pendant light fitting and a side aspect uPVC double glazed window.

KITCHEN 12'5" x 7'7" (3.80m x 2.33m)
Wood door with ceramic knobs, pendant light fitting, vinyl floor, side and rear aspect uPVC double glazed windows, stainless steel one and a half drainer sink with mixer tap, five ring gas hob, electric oven, plumbing for dishwasher and washing machine. A range of wall and base units and splash back tiling.

STAIRCASE AND LANDING 11'8" x 7'8" (3.57m x 2.34m)
Carpeted floor, pendant light fitting, side aspect uPVC double glazed window, wooden bannister with spindles, two built in cupboards and a loft hatch.

BATHROOM 7'8" x 5'6" (2.35m x 1.70m)
Wood door with glass knobs, vinyl floor, central ceiling light, rear aspect uPVC double glazed privacy window, pedestal wash hand basin, shower cubicle with mixer shower and splash back tiles, traditional flush WC, chrome towel radiator, free standing bath with mixer tap and shower head.



BEDROOM ONE

10'11" x 9'11" (3.34m x 3.04m)

Wood door with glass knobs, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window.

BEDROOM TWO

13'0" x 8'9" (3.98m x 2.68m)

Wood door with glass knobs, carpeted floor, pendant light fitting, front aspect uPVC double glazed bay window and fitted wardrobes.

BEDROOM THREE

7'11" x 7'8" (2.43m x 2.35m)

Wood door with glass knobs, carpeted floor, pendant light fitting and front aspect uPVC double glazed window.

EXTERIOR

To the front a lawned garden with wrought iron fence, a flagged and gravel path to the front door. A gravel shared drive with concrete hard standing and wooden shed. To the rear a flagged patio area with brick perimeter wall, archway and wrought iron gate from the driveway. A raised lawn with dwarf brick wall wooden fence and mature hedge surround.

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



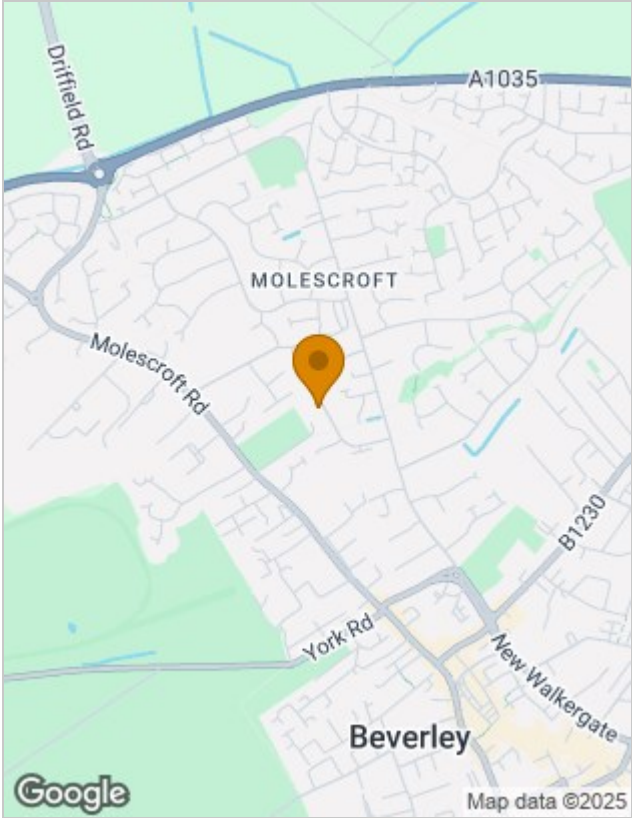
Viewing

Please contact our Beverley Office 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

