

staniford
grays



23 Burnaby Close, Beverley, HU17 7ET

£400,000





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Beverley, HU17 7ET

- EXTENDED DETACHED FAMILY HOME
- MOLESCROFT FAMILY LOCATION
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- NO ONWARD CHAIN
- FIVE WELL PROPORTIONED BEDROOMS
- CLOSE TO LOCAL AMENITIES
- GARAGE

A Rare Opportunity in the Heart of Molescroft.

Set within the highly sought after Molescroft area of Beverley, this much loved detached family home is brimming with potential. Owned by the same family since it was built, it's ready for its next chapter, offering you the chance to modernise and create a home perfectly tailored to your taste and lifestyle.

Generously extended at the rear, the property features a bright and sociable open plan kitchen, dining and dayroom, with sliding patio doors that open directly to the garden, perfect for family gatherings and summer barbecues. Two further spacious reception rooms and a wide, welcoming entrance hall ensure there's room for everyone, whether it's busy weekday mornings or relaxed weekends.

Upstairs, you'll find five very well proportioned bedrooms, including a principal suite with its own ensuite shower room, plus a family bathroom. Outside, there's ample off street parking on the driveway, an integral garage with pedestrian access and a private rear garden for the children to play.

With Beverley's outstanding schools, green spaces and vibrant town centre just moments away, this is an exceptional opportunity to secure a forever home in one of East Yorkshire's most desirable locations.

Get in touch today to book your viewing today!



£400,000



ACCOMMODATION COMPRISES

ENTRANCE HALL 17'5" x 7'6" (5.31m x 2.29m)
UPVC double glazed front door with privacy glass panels, laminate floor, chrome light fitting, understands cupboard.

CLOAKROOM/WC 5'2" x 3'2" (1.59m x 0.98m)
Wood door with chrome handles, laminate floor, central ceiling light, front aspect uPVC double blaze to privacy plus window, wash and basin with splashback tiles, low flush WC, wall mounted vanity unit.

LOUNGE 17'1" x 9'10" 187'0" (5.21m x 3 57m)
Wood door with chrome handles, laminate floor, front aspect uPVC double glazed bay window central ceiling lights.

RECEPTION ROOM 14'1" x 9'8" (4.30m x 2.96m)
Wood door with chrome handles, laminate floor, central ceiling light, UPVC sliding patio doors to garden.

KITCHEN 10'10" x 9'5" (3.31m x 2.88m)
Wood door with chrome handles and glass panels, laminate floor, central ceiling light, rear aspect uPVC double glazed window, a range of wall and base units, chrome extractor fan, full splashback tiles, integrated dishwasher, space for fridge freezer, sink and drainer with mixer tap.

OPEN PLAN DINING/DAYROOM 19'11" x 10'1" (6.08m x 3.09m)
UPVC sliding patio doors to garden, laminate floor, seedling spotlights, rear aspects full height UPVC window double glazed.

UTILITY ROOM 9'1" 3'3" 160'9" (2.77m 1. 49m)
Laminate floor, UPVC side door with privacy panel, wood door with crown handles and privacy panel, chrome spotlight fitting, sink and drainer with mixer tap, work top with base units and full height units plumbing for washing machine, space for dryer.

STAIRCASE AND LANDING 11'7" x 6'8" (3.54m x 2.04m)
Chrome spotlight fitting, wooden handrail, wooden Bannister, to loft hatches.

BEDROOM ONE 8'10" x 8'10" (2.71m x 2.70m)
Wood door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glaze window.

BEDROOM TWO 15'10" x 10'6" (4.83m x 3.21m)
Wood door with chrome handles, carpeted floor, two ceiling lights, front aspect uPVC double glazed window.



BEDROOM THREE

12'6" x 10'6" (3.82m x 3.22m)
Wood door with chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window.

BEDROOM FOUR

9'1" x 7'7" (2.77m x 2.32m)
Wood door with chrome handles, carpeted floor, pendant light fitting, rear aspect you PVC double glazed window.

PRINCIPAL BEDROOM

17'3" x 9'0" (5.26m x 2.76m)
Wood door with chrome handles, carpeted floor, central ceiling light, front aspect uPVC double glazed window.

ENSUITE SHOWER ROOM

6'3" x 5'10" (1.92m x 1.78m)
Wood door with chrome handles, tiled floor, central seeming light, side aspect UPVC privacy glass window, shower cubicle with mixer shower, low flush WC, wash hand basin with vanity unit, wall mounted vanity unit with mirror.

BATHROOM

8'9" x 7'8" (2.67m x 2.34m)
Wood door with crown handles, tiled floor, central ceiling light, rear aspect uPVC double glazed privacy window, tile radiator, fallacy unit with low flush WC and wash hand basin with the mix it up, shower cubicle with mixer shower, wall mounted vanity unit with mirror, oval Bath and tiling to splashbacks.

GARAGE

16'7" x 9'2" (5.06m x 2.81m)
Strip light, manual up and over door, new series pedestrian door.

EXTERIOR

To the front a block paved drive offering parking for multiple vehicles, with mature hedge and boarders. To the rear lawn with mature borders with hedge and fence surround. A flagged perimeter path with wooden side garden gates.

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 :

Stanford 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@stanfords.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 MISDESCRIPTONS 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



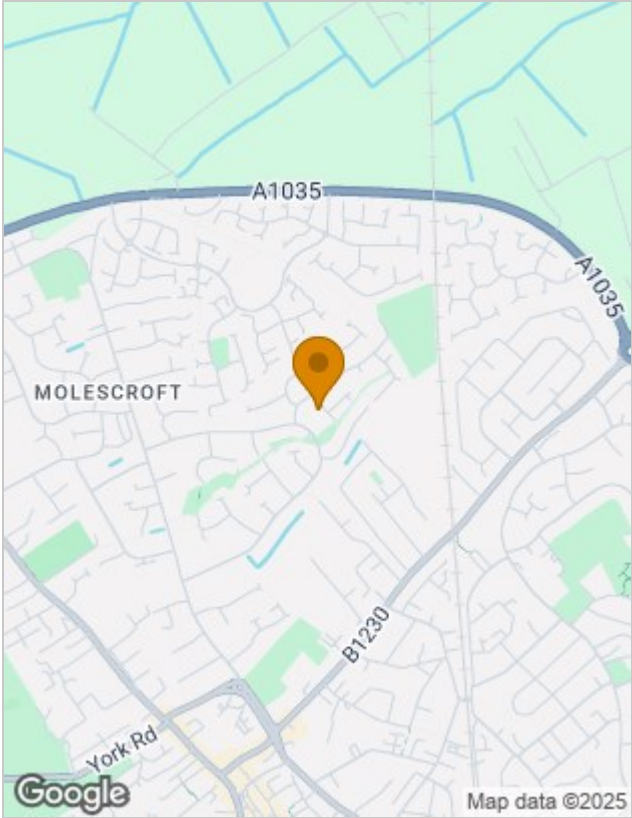
Viewing

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.

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Location Map



Energy Performance Graph

