



25 Manor Road, Beverley, HU17 7AR
£275,000



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Beverley, HU17 7AR

- MOVE IN CONDITION
- NO CHAIN
- FANTASTIC LOCATION CLOSE TO TOWN CENTRE
- LOW MAINTENANCE GARDEN
- SPACIOUS LOUNGE/DINER
- PARKING FOR MULTIPLE VEHICLES

A Lovely Two Bedroom Bungalow In Ready to Move Into Condition Close to Beverley Town Centre.

Located just outside Beverley town centre, this charming two bedroom bungalow is ideal for those looking to enjoy a simpler, more relaxed lifestyle retaining convenience without giving up space.

Inside, you'll find two comfortable double bedrooms, a bright and welcoming lounge, a modern fitted kitchen and a well kept shower room, all ready for you to move straight in and make your own.

Outside, there's a generous driveway providing plenty of off street parking, along with a private, low maintenance rear garden that's perfect for enjoying a morning coffee or an afternoon with friends. The lovely summer house adds an extra touch of charm and versatility.

With everything Beverley has to offer just a short stroll or drive away, this delightful bungalow is the perfect home to downsize to.



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ACCOMMODATION COMPRISES

ENTRANCE HALL

10'4" x 4'0" (longest and widest) (3.17m x 1.22m (longest and widest))
Composite front door with two privacy glass panels, luxury vinyl flooring, ceiling spotlights, loft hatch and a storage cupboard.

KITCHEN

12'0" x 9'2" (3.68m x 2.81m)
Wooden door with glass panels, ceiling spotlights, luxury vinyl floor, side aspect uPVC double glazed privacy window, rear aspect double glazed window. Integrated appliances include fridge freezer, washing machine, microwave and oven with four ring induction hob and extractor above. A stainless steel drainer sink with chrome mixer tap and a range of wall and base units.

BATHROOM

6'10" x 5'5" (2.10m x 1.67m)
Wooden door with chrome handles, luxury vinyl floor, ceiling spotlights, side aspect uPVC double glazed window, shower cubicle with mixer shower, vanity unit with low flush WC and wash hand basin and a chrome towel radiator.

BEDROOM ONE

9'10" x 9'3" (3.02m x 2.84m)
Wooden door with chrome handles, luxury vinyl floor, pendant light fitting and a uPVC double glazed front aspect window.

PRINCIPAL BEDROOM

14'0" x 10'11" (4.28m x 3.35m)
Wooden door with chrome handles and glass panels, luxury vinyl flooring, two pendent light fittings and a uPVC double glazed bay window.

LOUNGE

19'7" x 10'2" (5.97m x 3.11m)
Wooden door with chrome handles and glass panels, luxury vinyl flooring, ceiling spotlights and a feature fire place with electric fire insert.



EXTERIOR

To the front a block paved driveway with mature border and parking for multiple vehicles. To the rear a wooden fence surround, wooden summer house with light and lower. A composite patio and path with synthetic grass.

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 :

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 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.

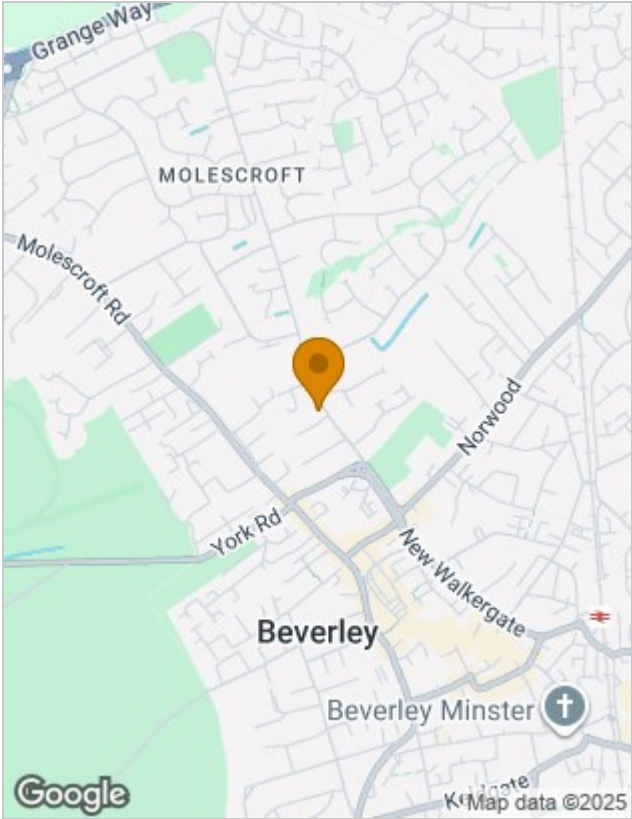
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



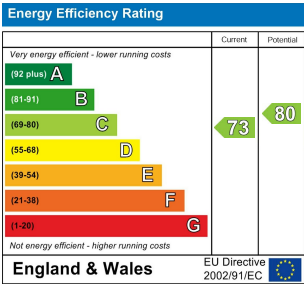
Floor Plans



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.