



1 Brooklands Close, Beverley, HU17 9PS

£285,000

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1 Brooklands Close

Beverley, HU17 9PS

- SUPERB THREE BEDROOM BUNGALOW
- EXCELLENT LOCATION
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- GARAGE
- CONSERVATORY
- REAR AND SIDE GARDEN

A very attractive three bedroom semi detached bungalow in a sought after position.

This home features two generous double bedrooms and a third single bedroom, currently configured as a study, making it ideal for a home office or nursery. The lounge/diner offers plenty of space to relax or entertain, complete with a cozy wood burning stove and sliding doors that open onto the large conservatory (almost 19 ft long), a lovely spot for morning coffee or evergreen plant enthusiasts. The centrally placed kitchen has room for a dining table, making meals easier and more sociable. There's also a spacious shower room with a spacious enclosure.

Outside, you'll find a private lawned rear and side garden, plus a greenhouse for gardening or summer weekends. The powered garage gives extra storage or workspace and with off street parking for multiple cars, there's space for visitors too.

Located in a desirable area just a short drive from the amenities of Beverley and not far from the Model Farm parade of shops this property has everything close to hand. Transport links for commuting to Hull, York or the Yorkshire coast are close by with bus stops only a short walk away.

Get in touch, book your viewing today!



£285,000



ACCOMMODATION COMPRISES

ENTRANCE PORCH

uPVC sliding entrance door with glass panels and a tiled floor.

6'2" x 1'9" (1.89m x 0.54m)

ENTRANCE HALL

uPVC double glazed door, laminate floor, chrome central ceiling light, uPVC privacy glass panel window, envirovent extractor, storage cupboard and an airing cupboard.

11'3" x 8'11" (3.45m x 2.73m)

BEDROOM ONE

Oak wooden door with chrome handles, carpeted floor, chrome central ceiling light, and front aspect uPVC double glazed window.

11'8" x 11'3" (3.56m x 3.44m)

BEDROOM TWO

Oak wooden door with chrome handles, carpeted floor, pendant light fitting, side aspect uPVC double glazed window and a loft hatch.

8'10" x 6'2" (2.71m x 1.88)

BEDROOM THREE

Oak wooden door with chrome handles, pendant light fitting, carpeted floor and a rear aspect uPVC double glazed window.

10'8" x 10'5" (3.26m x 3.18m)

BATHROOM

Wood door with chrome handles, tiled floor, ceiling spotlights, two side aspect uPVC double glazed privacy windows, chrome towel radiator, low flush WC, pedestal wash hand basin, shower enclosure with mixer shower and full splash back tiling.

8'2" x 7'9" (2.51m x 2.37)

LOUNGE

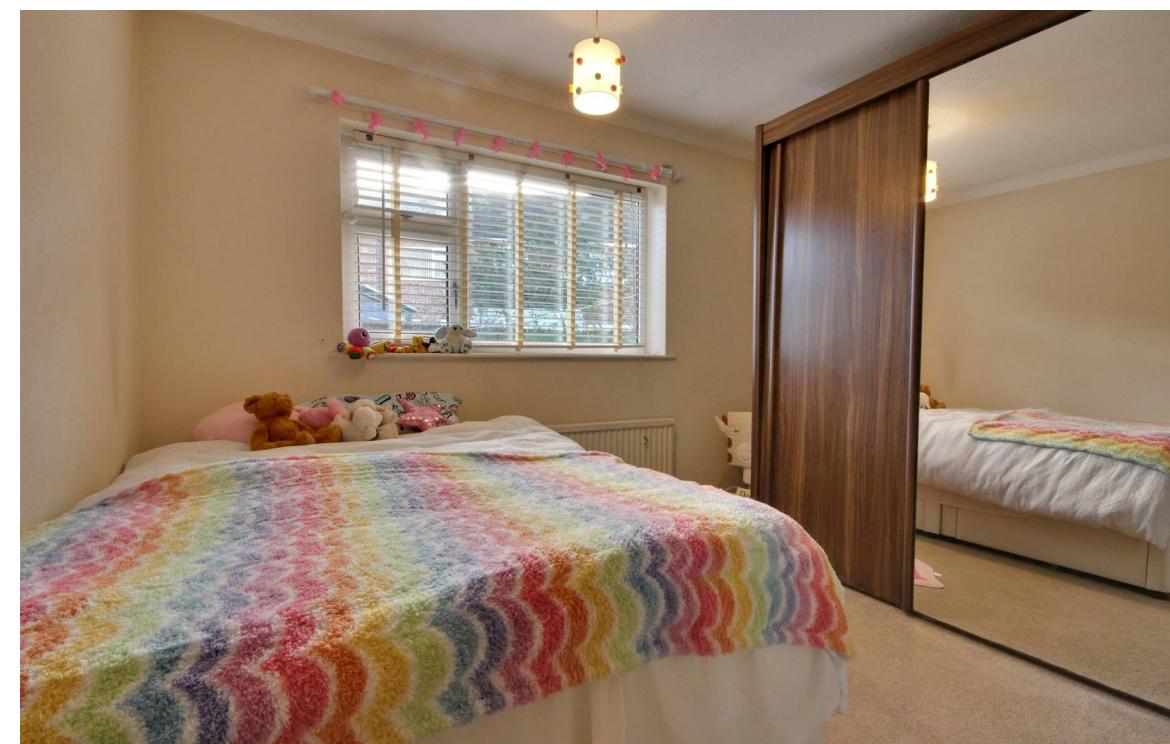
Carpeted floor two central ceiling lights, front aspect uPVC double glazed windows, sliding patio door to the conservatory, fire place with wooden surround and mantle piece with multi fuel fire and granite hearth.

22'0" x 11'11" (6.71m x 3.64m)

CONSERVATORY

Of uPVC and glass construction, French doors to the rear garden, tiled floor, sliding patio door to the lounge and a uPVC door to the kitchen.

18'10" x 11'5" (5.76m x 3.50m)

**KITCHEN**

13'11" x 9'10" (4.26m x 3.02m)
Wood door with chrome handles and glass panels, uPVC door with privacy glass panels to the conservatory, ceiling spotlights, tiled floor, rear aspect uPVC double glazed window. Integrated fridge freezer, plumbing for a dishwasher and washing machine, splash back tiles, stainless steel drainer sink, space for a cooker with extractor above and a range of wall and base units.

GARAGE

With a manual up and over door, power and light.

16'11" x 8'5" (5.17m x 2.58m)

EXTERIOR

To the front a dwarf wall, lawn and mature shrub borders with a concrete path to the front door and a block paved driveway. To the rear a lawned garden with mature borders, resin patio area with block paved and concrete side path and a greenhouse.

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.

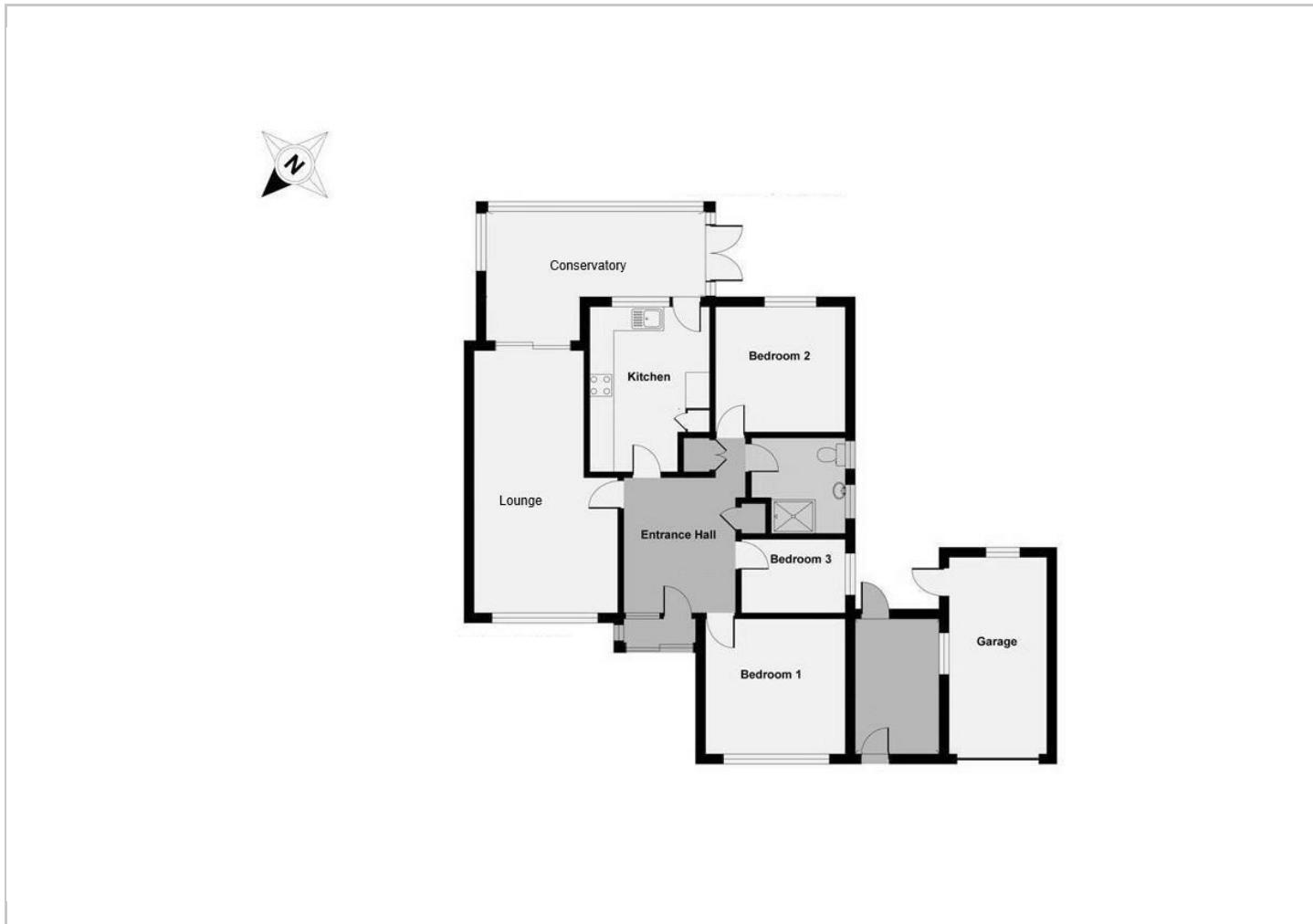
MISREPRESENTATION ACT 1967

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.

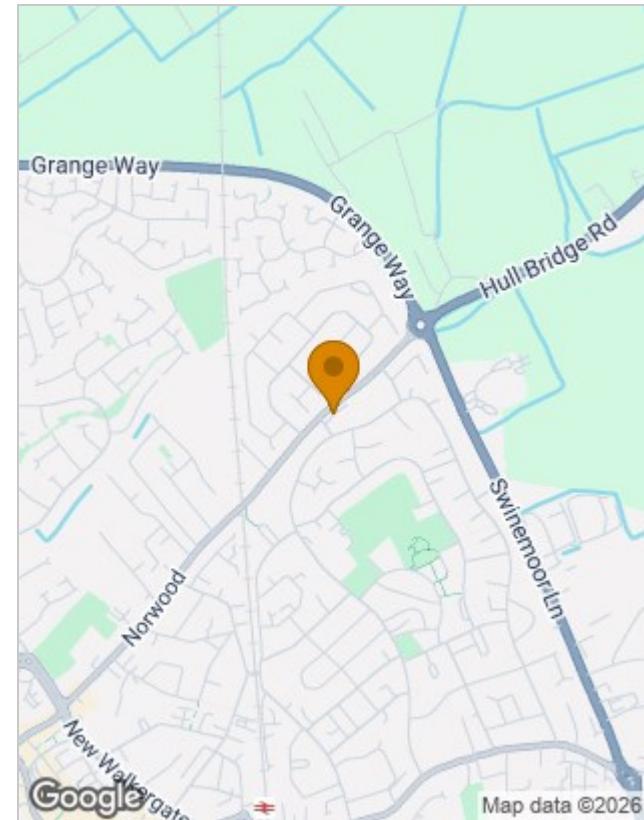
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



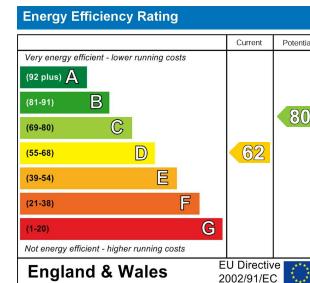
Floor Plans



Location Map



Energy Performance Graph



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.