

staniford
grays



25 Lilac Avenue, Beverley, HU17 9UT

£245,000





25 Lilac Avenue

Beverley, HU17 9UT

- THREE BEDROOMS
- MASTER BEDROOM WITH ENSUITE
- IDEAL FAMILY HOME
- IDEAL LOCATION
- PRIVATE REAR GARDEN
- NO ONWARD CHAIN

This recently refurbished three bedroom semi detached property is situated in a popular quiet residential area. There is garden to the side that (with the right planning permission) a garage could be added.

The property is within a short drive of Beverley Town Centre and all its amenities and has excellent transport links, the nearby A1079 connecting onto the M62 and other national motorway networks.

The property briefly comprises entrance hallway, lounge, downstairs WC, dining room and Kitchen. To the first floor is a Master bedroom with ensuite. two further bedrooms and house bathroom.

Outside the property there is a lawned garden to the front and side and driveway. To the rear is a good sized lawned garden with patio area.



£245,000



ACCOMMODATION COMPRISES

ENTRANCE HALL

With uPVC door to side and leading into a small hallway.

LOUNGE

With window to the front elevation and fireplace set in feature surround. 14'11" x 12'7" (4.55 x 3.84)

KITCHEN

With high gloss wall and base units. Space for various kitchen appliances. Chimney cooker hood. Stainless steel sink unit with drainer, uPVC Door leading to the rear of the property. 9'8" x 7'8" (2.95 x 2.34)

DINING ROOM

Window to the rear.

9'8" x 8'2" (2.95 x 2.51)

WC/ CLOAKS

With low flush WC & pedestal wash hand basin.

LANDING

Gives access to...

MASTER BEDROOM

Window to the front and radiator.

14'5" x 9'2" (4.4 x 2.8)

ENSUITE

With shower cubicle, low flush WC and pedestal wash basin and window to the front elevation.

BEDROOM TWO

Window to the rear and radiator.

10'5" x 8'7" (3.18 x 2.62)



BEDROOM THREE

7'6" x 7'4" (2.29 x 2.26)

Window to the rear and radiator.

BATHROOM

Panel bath, low flush WC, pedestal wash hand basin and radiator.

EXTERNAL

To the front of the property is a lawned garden and driveway providing off street parking.

The rear of the property provides a lawned garden and a patio area.

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.

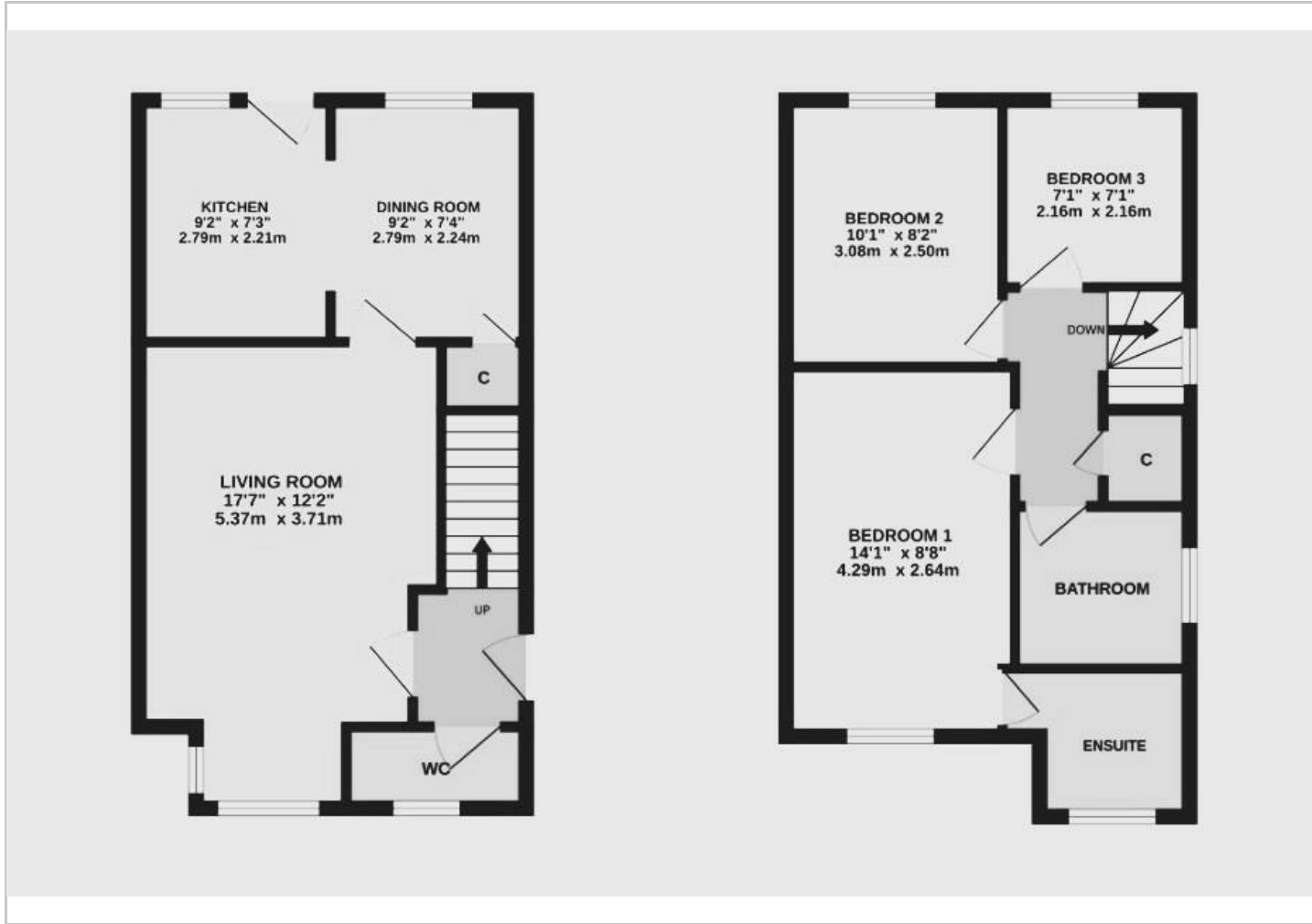
MISREPRESENTATION ACT 1967

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



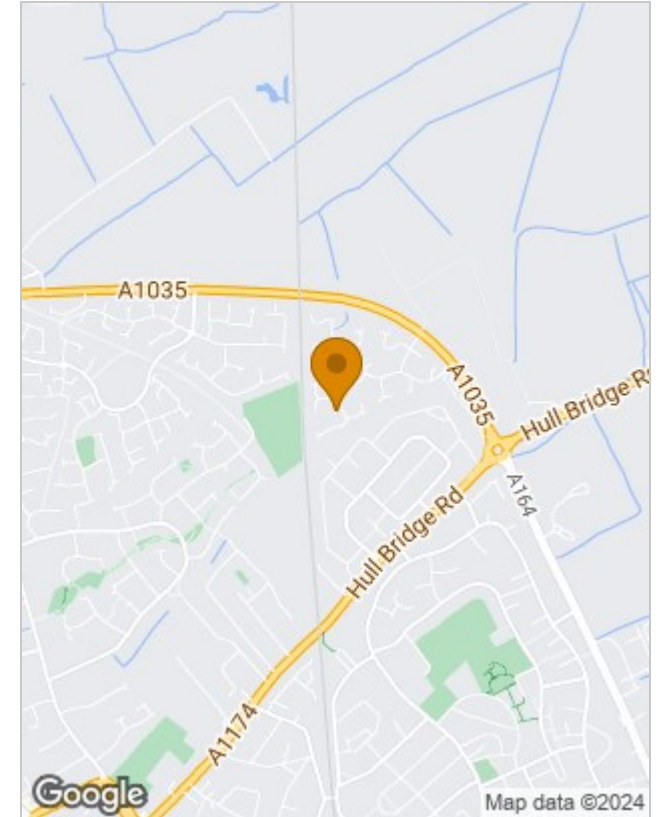
Viewing

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.

3 Sow Hill Road, Beverley, East Riding of Yorkshire,
Tel: 01482 866304 Email: bevsales@stanifords.com

Location Map



Energy Performance Graph

