staniford grays

59 Sherston Crescent, Beverley, HU17 0LB

£259,950

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- IMMACULATE MODERN HOME
- GOOD ECO CREDENTIALS
- PRIVATE GARDEN
- IDEAL FOR FIRST TIME BUYERS
- TWO BATHROOMS plus W.C
- 8 YEARS REMAINING ON BUILD WARRANTY
- NO ONWARD CHAIN
- DOUBLE PARKING
- THREE BEDROOMS

AFFORDABLE AND RECENTLY CONSTRUCTED THREE BEDROOM HOME HAVING BEEN FULLY RE-DECORATED AND STYLED THROUGHOUT. NO ONWARD CHAIN.

IDEAL FOR FIRST TIME BUYERS AND APPLICANTS LOOKING FOR READY TO MOVE IN MODERN LIVING.

Arranged around a discreet setting is this semi-detached home offering convenient living, ideally suited for applicants looking for ready to move in living space with 8 years remaining on the NHBC build warranty.

The well presented living space comprises; Entrance Hall leading to a front facing Lounge and Dining/ Kitchen with garden outlook. An inner hallway provides a deep storage cupboard and cloakroom W.C. To the first floor level a main Bedroom features with ensuite provision and two further Bedrooms and a House Bathroom.

Externally, the garden is private and enclosed with double parking provision also to the frontage.

Strong eco-credentials are provided with electric charging point and photo-voltaic panels to the roof.

GROUND FLOOR

ENTRANCE HALLWAY
Acessed via composite entrance door with feature glazed insert, staircase approach leading to first floor level. Access through to...

RECEPTION LOUNGE 11'9" x 13'0" (3.60 x 3.97)
With uPVC double glazed window to the front elevation, suiably sized to accommodate furniture suite, feature contemporary panelled wall detail to wall length. Leads to...

INNER HALLWAY
With storage cupboard and access to...

CLOAKROOM / W.C
With LVT floorcovering, low flush w.c, tiling to splashbacks with chrome trim detail, uPVC privacy window to side.

KITCHEN / DINING ROOM 15'0" x 9'11" (4.59 x 3.04)
Immaculately appointed throughout with contemporary style anthracite wall and base units, contrasting work surfaces, a number of appliances include low level oven, hob, extractor canopy with stainless steel splashback, integrated dishwasher, integrated fridge freezer, stainless steel sink and drainer with mixer tap, plumbing and space for freestanding washing machine, LVT floorcoverings, uPVC double glazed window to garden aspect, French doors leading to garden and to the alternate room length is space for dining table.

FIRST FLOOR

LANDING
Gives access to three bedrooms, loft access point and storage cupboard.

PRINCIPAL BEDROOM 11'9" x 13'6" (3.60 x 4.13)
Of double bedroom proportions with space for freestanding bedroom furniture, uPVC double glazed window to the front elevation. Access to...

EN SUITE SHOWER ROOM 6'3" x 5'7" (1.91 x 1.71)
Well appointed throughout consisting of walk-in shower cubicle with wall mounted showerhead and console, tiling to splashbacks, low flush w.c, pedestal wash hand basin, tiling to splashbacks with chrome trim detail, LVT floor coverings, uPVC double glazed privacy window to frontage.

BEDROOM TWO 8'10" x 10'7" (2.70 x 3.25)
With uPVC double glazed window to rear, of double bedroom proportions with space for freestanding bedroom furniture.

BEDROOM THREE 6'10" x 9'7" (2.10 x 2.93)
Has potential to be used as a single bedroom, currently used as a full walk-in dressing room, with uPVC double glazed window to the rear elevation.

HOUSE BATHROOM 5'6" x 6'3" (1.70 x 1.91)
With panelled bath, with wall mounted showerhead and console over, shower screen, low flush w.c, pedestal wash hand basin, feature backlit mirror, LVT floorcovering, heated towel rail, uPVC privacy window to side elevation.

OUTSIDE
Sherston Crescent remains conveniently positioned in a popular location in Beverley, with excellent vehicular access to surrounding locations and within modest walking distance of Beverley town centre.
The property itself occupies a pleasant end of cul-de-sac position, with brick sett driveway offering parking provision for 2 vehicles. To the frontage an electric charging point exists, with external light points also, gated access leads to the rear garden, with pathway, laid to lawn grass and boarded fencing offering privacy to the rear.
PV panels feature to the roof pitch, adding to the Eco credentials of this well appointed and ready to move in home.

FIXTURES AND FITTINGS
Various quality fixtures and fittings may be available by separate negotiation.

SERVICES
(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'C'.

WEBSITES
www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

TENURE
We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

MORTGAGE CLAUSE
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire
At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

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

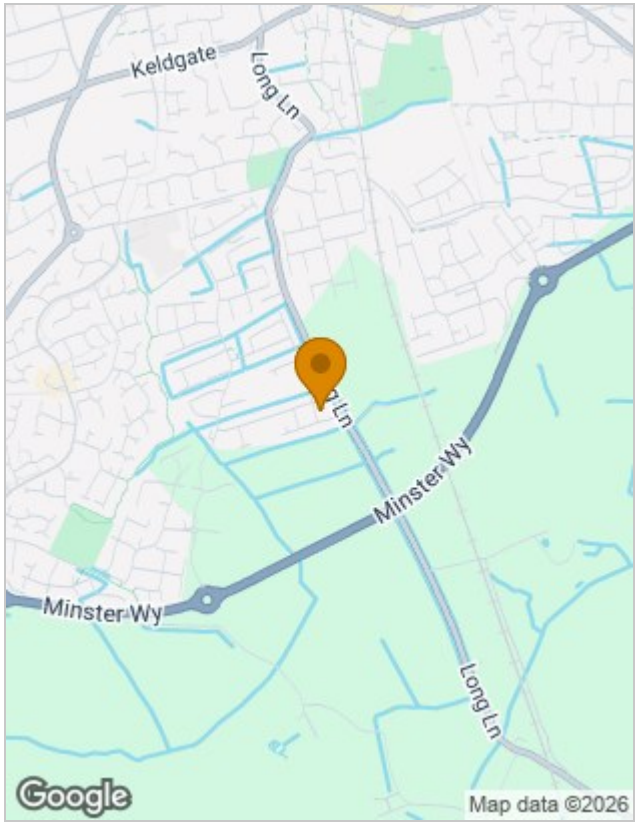
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal 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.

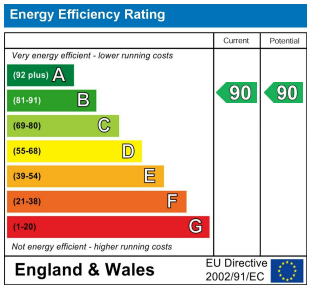
FEES
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.

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.

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