

staniford
grays



9C Eden Close, Beverley, HU17 7HE

£225,000





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Beverley, HU17 7HE

- THREE BEDROOM FAMILY HOME
- LOW MAINTENANCE REAR GARDEN
- 10 MINUTE WALK TO BEVERLEY TOWN CENTRE
- GARAGE
- TWO DOUBLE BEDROOMS
- CUL - DE - SAC POSITION
- OFF STREET PARKING FOR MULTIPLE VEHICLES

Eden Close, Molecroft

Positioned on a quiet cul-de-sac in one of Beverley's most popular residential areas, this well-presented three bedroom end-of-terrace home offers a genuinely practical family layout with a ten-minute walk to the town centre and the full range of amenities Beverley has to offer.

The ground floor flows well, with a bright open plan kitchen diner at the heart of the home, perfect for family mealtimes and everyday living, with patio doors opening directly onto the rear garden. A spacious lounge with a front facing bay window.

Upstairs, two of the three bedrooms are generous doubles, each benefitting from fitted wardrobes that make the most of the available space and a shower room serves the property. The layout suits growing families, working couples, or those needing a dedicated home office without compromise.

Outside, the rear garden has been designed for low maintenance which may suit a busy family environment, leaving more time to enjoy it than manage it. To the front, a driveway provides off street parking for a number of vehicles, with the added benefit of a garage for secure storage or workshop use.

Molecroft is a well established and highly regarded part of Beverley, with excellent local schools, shopping parade, green space and easy access to the A1079 for commuters heading towards Hull or York.

Get in touch, book your viewing today!

£225,000



ACCOMMODATION COMPRISES

ENTRANCE PORCH 5'6" x 4'8" (1.70m x 1.43m)
Composite entrance door, carpeted floor and a pendant light fitting.

LOUNGE 13'3" x 11'10" (4.05m x 3.61m)
Wooden door with chrome handles, carpeted floor, front aspect uPVC double glazed window, fire place with wood surround and wood panelled wall.

DINING AREA 8'3" x 7'11" (2.53m x 2.43m)
Laminate floor, pendant light fitting, uPVC French doors to the rear garden, archway to the kitchen.

KITCHEN 9'10" x 8'6" (3m x 2.61m)
uPVC side door, laminate floor, side and rear aspect uPVC double glazed windows, ceiling spotlights, understairs pantry cupboard, ceramic drainer sink with mixer tap, splash back tiles, space for fridge freezer and cooker, extractor fan, splash back tiles and a range of wall and base units.

SHOWER ROOM 7'3" x 5'5" (2.21m x 1.67m)
Wooden door with chrome handles, vinyl floor, ceiling light, splash back tiles, towel radiator, low flush WC, pedestal wash hand basin with mixer tap and a shower enclosure with mixer shower.

BEDROOM ONE 9'10" x 8'10" (3m x 2.70m)
Wood door with chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window, built in wardrobes and cupboard.

BEDROOM TWO 12'2" x 11'11" (3.73m x 3.65m)
Wooden door with chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window and fitted wardrobes.



BEDROOM THREE

7'8" 7'1" (2.35m 2.18m)

Wood door with chrome handles, pendant light fitting and a front aspect uPVC double glazed window,

GARAGE

With power, light and manual up and over door.

EXTERIOR

To the front a concrete driveway and path with gravelled area and wooden fence surround. To the rear a synthetic lawn with wooden fence surround and flagged path with wood chipping boarders.

COUNCIL TAX:

We understand the current Council Tax Band to be B

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

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 homebuyers 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.

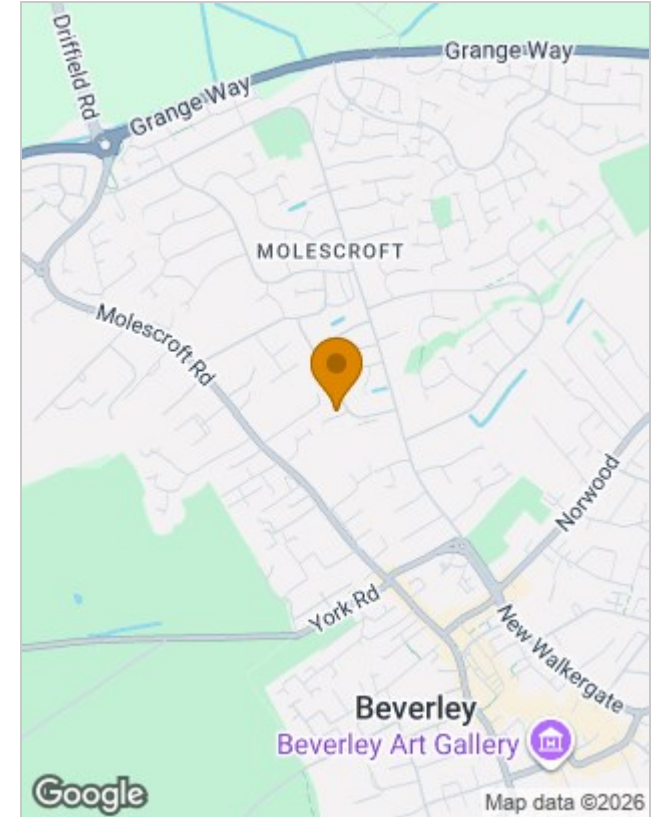
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



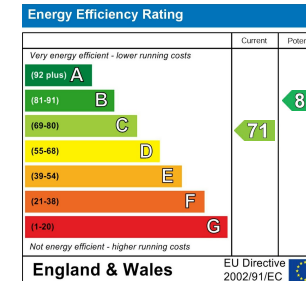
Floor Plans



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.