staniford grays

1 Fairview Close, Beverley, HU17 7DE

£325,000

3 2 1 C

Wonderful

1 Fairview Close

Beverley, HU17 7DE

£325,000

- SUPERB THREE BEDROOM DETACHED FAMILY HOME
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- DECKED GARDEN SEATING AREA
- BUILT CIRCA 2015
- GARAGE
- ENSUITE PRINCIPAL BEDROOM

This beautifully presented three bedroom detached home sits in a popular Molescroft setting, offering generous space, modern finishes and a relaxed family atmosphere. The impressive lounge stretches to almost 18 feet, creating a bright and inviting place to unwind, while the fitted kitchen diner features an integrated five ring gas hob and opens into a handy utility room with French doors leading straight out to the garden.

Upstairs, two bedrooms are doubles with the principal bedroom enjoying its own ensuite. A modern family bathroom completes the first floor.

Outside, the lawned rear garden provides plenty of room for children to play, with a raised decked seating area perfectly positioned off the French doors for BBQ's and alfresco dining. The property also benefits from a single garage, a private driveway and an additional parking space to the side.

Set within the highly desirable Molescroft area, you're close to excellent schools, local shops, parks, and easy routes into Beverley's vibrant town centre, making this an ideal home for families seeking comfort, convenience and a wonderful community feel.

Get in touch, book your viewing today!

ACCOMMODATION COMPRISES

ENTRANCE HALL 7'7" x 6'4" (2.33m x 1.94m)
Composite entrance door with fanlight, luxury vinyl floor and ceiling spotlights.

CLOAK ROOM 4'9" x 3'0" (1.46m x 0.92m)
Wooden door with chrome handles, vinyl floor, central ceiling light, extractor fan, low flush WC and wall mounted wash hand basin.

LOUNGE 17'8" x 10'7" (5.41m x 3.23m)
Wooden door with chrome handles, carpeted floor, two pendant light fittings with front and side aspect uPVC double glazed windows.

KITCHEN 17'10" x 9'6" (5.44m x 2.91m)
Wooden door with chrome handles, luxury vinyl floor, two chrome light fittings, front aspect uPVC double glazed window, uPVC French doors to the rear garden, stainless steel drainer sink with mixer tap, integrated five ring gas hob and electric oven. Splash back tiling, space for a fridge freezer and dishwasher, a range of wall and base units with butchers block style work tops.

UTILITY ROOM 6'3" x 5'8". (1.93m x 1.75.)
Wooden door with chrome handles, uPVC side door, plumbing for a washing machine, space for a dryer, a range of wall and base units.

STAIRCASE AND LANDING 10'2" x 4'2" (3.11m x 1.28m)
Wooden banister with spindles, side aspect uPVC double glazed window, pendant light fitting, carpeted floor and a loft hatch.

BEDROOM ONE 10'11" x 9'9" (3.34m x 2.98m)
Wooden door with chrome handles, pendant light fitting, carpeted floor, front aspect uPVC double glazed window, fitted wardrobes and a fitted cupboard.

FAMILY BATHROOM 6'7" x 5'6" (2.01m x 1.69m)
Wooden door with chrome handles, central ceiling light, towel radiator, vinyl floor and a rear aspect uPVC privacy glass window. Low flush WC, pedestal wash hand basin with mixer tap, bath with mixer tap and shower and splash back tiling.

BEDROOM TWO 8'10" x 7'4" (2.71m x 2.25m)
Wooden door with chrome handles, pendant light fitting, side aspect uPVC double glazed window and fitted wardrobes.

PRINCIPAL BEDROOM 14'1" x 9'10" (4.31m x 3m)
Wooden door with chrome handles, pendant light fitting, front aspect uPVC double glazed window and fitted wardrobes.

ENSUITE SHOWER ROOM 5'10" x 5'9" (1.78m x 1.77m)
Wooden door with chrome handles, vinyl floor, central ceiling light, front aspect uPVC double glazed window, towel radiator, pedestal wash hand basin with mixer tap, shower cubicle with mixer shower, extractor fan and a wall mounted mirrored vanity unit.

GARAGE 17'8" x 8'10" (5.41m x 2.70m)
With a manual up and over door, power and light.

EXTERIOR
To the front shrub borders with a block and flagged path and concrete parking space in front of the garage. To the side a block paved parking area. To the rear a decked patio area with a wall and fence surround and wooden gate to the garage and driveway.

COUNCIL TAX:
We understand the current Council Tax Band to be D

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

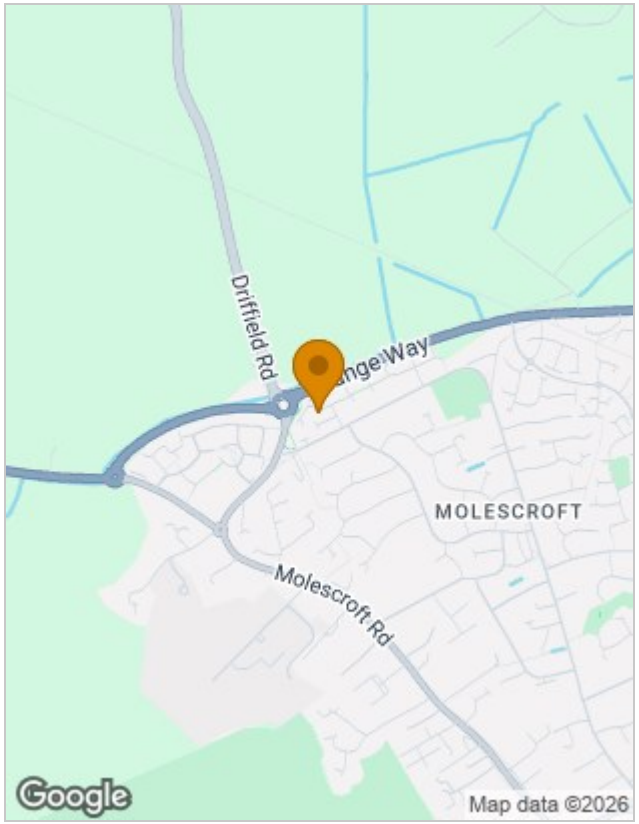
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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

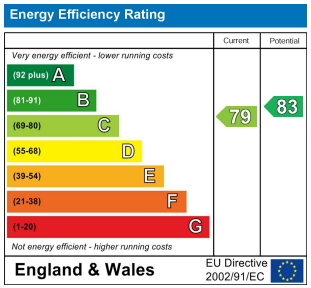
Floor Plans

Total area: approx. 90.6 sq. metres (975.1 sq. feet)

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.

18 North Bar Within, Beverley, East Riding of Yorkshire,
Tel: 01482 866304 Email: bevsales@stanifords.com