staniford grays

43 Grayburn Lane, Beverley, HU17 8JR

£300,000

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- EXTENDED TRADITIONAL HOME
- FLEXIBLE LAYOUT
- TRADITIONAL FEATURES
- CENTRALLY LOCATED
- TWO DOUBLE BEDROOMS
- OFF STREET PARKING

Two Bedroom Traditional End of Terrace | Centrally Located | Beverley
A fantastic traditional end of terrace home, extended to offer flexible living space just a short walk from Beverley town centre.
The ground floor offers three reception rooms, giving genuine flexibility to suit. If you would like a snug, dining room, lounge, sitting room or additional reception or family space, this property has the options for you, plus a handy ground floor cloakroom/WC.
The modern fitted kitchen is positioned in the centre of the property close to a central reception room and a dining room with French doors to the pretty rear walled courtyard garden. The front reception room has a traditional bay window and fire place which is an ideal cosy hideaway in the winter months.
Upstairs, two well proportioned double bedrooms both benefit from fitted wardrobes, with the main bathroom positioned off the principal bedroom.
Outside, a beautiful low maintenance walled courtyard garden provides a private, easy care outdoor space, ideal for relaxing without the upkeep. All together this property offers a fantastic location with only a short walk into Beverley town centre together with flexible layout options and traditional features.

Get in touch, book your viewing today!

ACCOMMODATION COMPRISES

ENTRANCE PORCH 4'1" x 2'11" (1.26m x 0.91)
Composite entrance door with privacy panels and fanlight. Wood flooring, central ceiling light and an understairs cupboard.

LOUNGE 14'4" x 11'9" (4.39m x 3.60m)
Wooden door with traditional door knobs, wooden floor, central ceiling light, hardwood double glazed bay window, fire place with electric fire, quartz back , mantle piece, hearth and surround.

SITTING ROOM 13'1" x 11'10" (4.01m x 3.61m)
Wooden door with brass knobs, wood floor, side aspect uPVC double glazed window, pendant light fitting, fire place with electric fire, quartz back, hearth, mantle piece and surround.

HALLWAY 9'2" x 3'10" (2.81m x 1.19m)
Tiled floor, chrome ceiling spotlights, side aspect uPVC double glazed window, uPVC double glazed door, storage cupboard, archway to kitchen and dining room, door to cloakroom/WC.

CLOAK ROOM/WC 6'10" x 2'10" (2.09m x 0.87m)
Wooden door with traditional door knobs, tiled floor, chrome ceiling spotlights, fully tiled, towel radiator, low flush WC, pedestal wash hand basin with mixer tap, extractor fan and a loft hatch.

KITCHEN 11'10" x 7'7" (3.61m x 2.33m)
Wood door with brass handles, tiled floor, chrome ceiling spotlights, rear aspect uPVC double glazed window, stainless steel drainer sink with mixer tap, storage space, integrated four ring induction hob, combination microwave, oven and grill, dish washer, washer dryer and fridge freezer (frost free).

DINING ROOM 11'6" x 7'8" (3.52m x 2.34m)
Archway entrance, uPVC double glazed double doors to the garden, wood floor, pendant light fitting and a side aspect uPVC double glazed window.

PRINCIPAL BEDROOM 13'2" x 11'10" (4.02m x 3.61m)
Wood door with traditional door knobs, carpeted floor, uPVC side aspect double glazed window, pendant light fitting and bespoke fitted wardrobes.

ENSUITE BATHROOM 11'9" x 7'7" (3.59m x 2.32m)
Wood door with traditional door knobs, tiled floor, ceiling chrome spotlights, side aspect uPVC double glazed privacy window, wall mounted mirrored vanity unit, vanity unit with wash hand basin and mixer tap, shower enclosure with mixer shower, bath with mixer tap and hand held shower, towel radiator, low flush WC and airing cupboard.

BEDROOM TWO 12'5" x 11'9" (3.80m x 3.59m)
Wood door with traditional knobs, carpeted floor, pendant light fitting, front aspect hardwood double glazed sash window, fitted wardrobes and a built in wardrobe.

STAIRCASE AND LANDING 8'2" x 2'11" (2.49m x 0.89m)
With carpeted floor, pendant light fitting, side aspect uPVC double glazed window and a wooden hand rail.

EXTERIOR
To the rear there is a walled patio garden with Indian sand stone flags and a wooden gate. To the side there is a small bin area with a wooden garden gate. To the front a traditional flagged gated garden.

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 :
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.

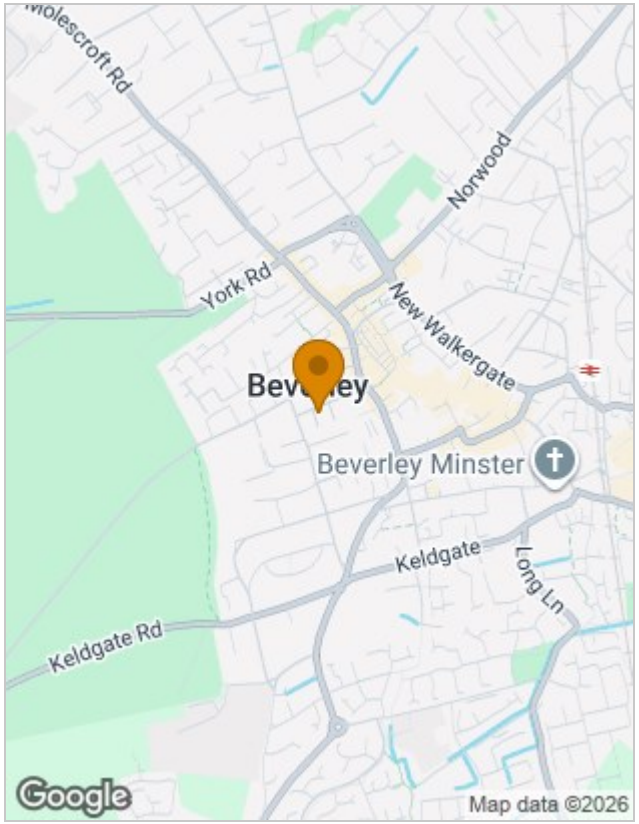
MISREPRESENTATION ACT 1967

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.

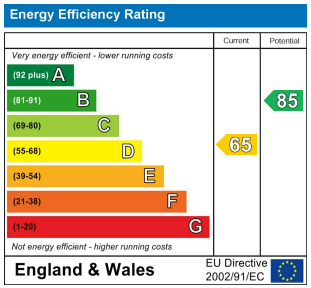
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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