

staniford
grays



24 The Vineyards, Leven, Beverley, HU17 5LD

Offers In Excess Of £230,000





24 The Vineyards

Beverley, HU17 5LD

- DETACHED TWO BEDROOM BUNGALOW
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- MOVE IN CONDITION
- NO CHAIN
- GOOD SIZED PLOT
- NEW KITCHEN RECENTLY FITTED
- VILLAGE SETTING

Superb two bedroomed detached bungalow in the popular village of Leven, With No onward Chain it has recently had an upgraded kitchen, and carpets throughout. recently landscaped front lawn, move in condition, off street parking for multiple vehicles and single garage good sized plot.



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ACCOMMODATION COMPRISES

ENTRANCE HALL 10'6" x 4'0" (3.21m x 1.24m)
uPVC double glazed front door with privacy glass panel, carpeted floor, pendant light fitting, loft hatch (loft partially boarded with loft ladder & electric light).

BEDROOM ONE 9'10" x 8'2" (3m x 2.51m)
Wood door with brass handles, carpeted floor, pendant light, front aspect uPVC double glazed window.

SUPERIOR BEDROOM 11'5" x 10'9" (3.50m x 3.28m)
Wood door with brass handles, carpeted floor, chrome light fitting, rear aspect uPVC double glazed window and fitted furniture.

BATHROOM 6'6" x 6'1" (2m x 1.86m)
Wood door with brass handles, vinyl floor, ceiling spotlights, front aspect uPVC double glazed privacy window, full splash back tiles, low flush WC, pedestal wash hand basin, bath with mixer shower over, wall mounted vanity unit and extractor fan.

LOUNGE 14'4" x 10'7" (4.39m x 3.24m)
Rear uPVC French doors panels into the garden, pendant light fitting, fire place with tiled back and hearth, wood surround and electric fire insert.

DINING ROOM 9'5" x 7'10" (2.89m x 2.41m)
Carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window.

KITCHEN 11'1" x 7'10" (3.38m x 2.40m)
Side aspect uPVC double glazed privacy door, Laminate wood flooring, front aspect uPVC double glazed window, a range of wall and base units with one and a half bowl drainer sink with mixer tap. Integrated appliances include a four ring induction hob with extractor above, electric oven, washing machine, under counter fridge and freezer.

GARAGE 18'2" x 8'11" (5.55m x 2.72m)
Manual up and over door, side aspect uPVC double glazed window, power and strip lighting.

**EXTERIOR**

Low Maintenance enclosed rear garden . partly paved patio area with lawn and shed.

AGENTS NOTE

This property benefits from an electric heating system with radiators in each room which can be operated via an app, or manually.

COUNCIL TAX:

We understand the current Council Tax Band to be C

SERVICES :

Mains water, 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.

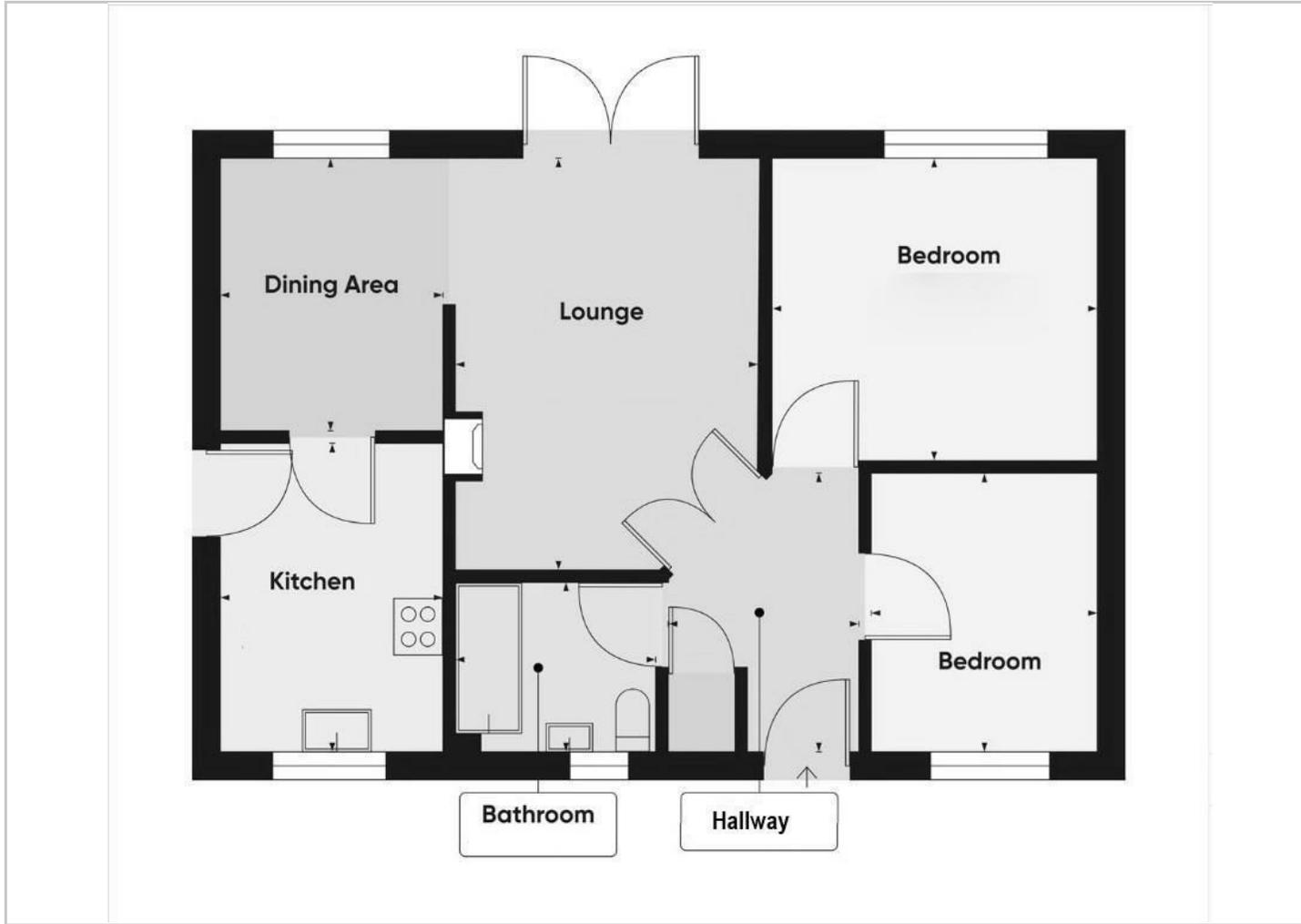
MISREPRESENTATION ACT 1967

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



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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Location Map



Energy Performance Graph

