staniford grays



6 Napier Close, Beverley, HU17 7AU

£240,000

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Beverley, HU17 7AU

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- TWO BEDROOM SEMI DETACHED BUNGALOW
- IN NEED OF SOME MODERNISATION
- GOOD SIZED GARAGE
- SUPERB LOCATION SHORT WALK INTO TOWN CENTRE
- SPACIOUS BOARDED LOFT
- LOW MAINTENANCE FRONT AND REAR GARDENS

NAPIER CLOSE A TWO BEDROOM SEMI-DETACHED BUNGALOW close to Beverley Town Centre.
Offering excellent scope to modernise and make your own, this two bedroom semi detached bungalow sits just a short stroll from Beverley town centre. Shops, cafés, markets and amenities are all within easy walking distance.
The SPACIOUS LOUNGE has sliding patio doors opening into the CONSERVATORY, which leads out to the rear garden. The KITCHEN is at the rear of the property with a pleasant garden outlook. There are TWO DOUBLE BEDROOMS both with fitted furniture, including a spacious principal bedroom, and a SHOWER ROOM with shower cubicle. A loft ladder in the hallway gives access to a LARGE BOARDED LOFT, offering excellent storage and occasional use.
The LOW MAINTENANCE front and rear gardens suit anyone who wants outdoor space without the upkeep. There is plenty of OFF STREET PARKING and a LARGE SINGLE GARAGE, a real bonus so close to the town centre.
Ideal for downsizers, first time buyers or investors, this bungalow is a blank canvas ready for your own stamp.

Get in touch, book your viewing today!



ACCOMMODATION COMPRISES

ENTRANCE HALL 10'5" x 3'11" (widest and longest) (3.18m x 1.21m (widest and longest))
uPVC entrance door with frosted glass panel, laminate floor, pendant light fitting, storage cupboard and loft hatch.

BATHROOM 6'9" x 5'4" (2.07m x 1.64m)
Wooden door with brass handles, vinyl floor, side aspect uPVC privacy glass window, ceiling spotlight fitting, shower cubicle with electric shower, pedestal wash hand basin and low flush WC.

PRINCIPAL BEDROOM 14'0" x 10'11" (4.27m x 3.33m)
Wooden door with brass handles and glass panels, carpeted floor, front aspect uPVC double glazed bay window, fitted wardrobes and furniture.

BEDROOM TWO 9'3" x 8'3" (2.83m x 2.52m)
Wooden door with brass handles and glass panels, laminate floor, brass pendant light fitting, front aspect uPVC double glazed window and fitted wardrobes.

LOUNGE 15'7" x 10'11" (4.76m x 3.33m)
Wooden door with brass handles and glass panels, uPVC sliding patio door to the conservatory, carpeted floor, brass pendant light fitting, fire place with gas fire, wooden mantle piece and quartz hearth and back.

CONSERVATORY 10'1" x 7'7" (3.09m x 2.33m)
uPVC entrance door with beaded glass panel, laminate floor, central fan light and uPVC French doors to the garden.

KITCHEN 12'2" x 9'3" (3.71m x 2.83m)
Wooden door with brass handles, laminate floor, pendant light fitting, rear aspect uPVC double glazed window, stainless steel drainer sink, pantry cupboard, a range of wall and base units, plumbing for a washing machine, space for a cooker and fridge freezer.





GARAGE 20'1" x 9'0" (6.13m x 2.75m)
Manual up and over door, with light, power and pedestrian door.

LOFT
Large sized loft, full boarded with power, light and boiler housed.

EXTERIOR
To the front a block paved dedicated parking area with dividing fence and concrete driveway. To the rear a flagged garden with dwarf wall raised beds with mature shrubs and wooden shed.

AGENTS NOTE
Property shares a driveway with the neighbouring property.

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 :
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 – The Consumer Protection from Unfair Trading Regulations 2008 (which has been replaced by the Digital Markets, Competition and Consumers Act 2024)

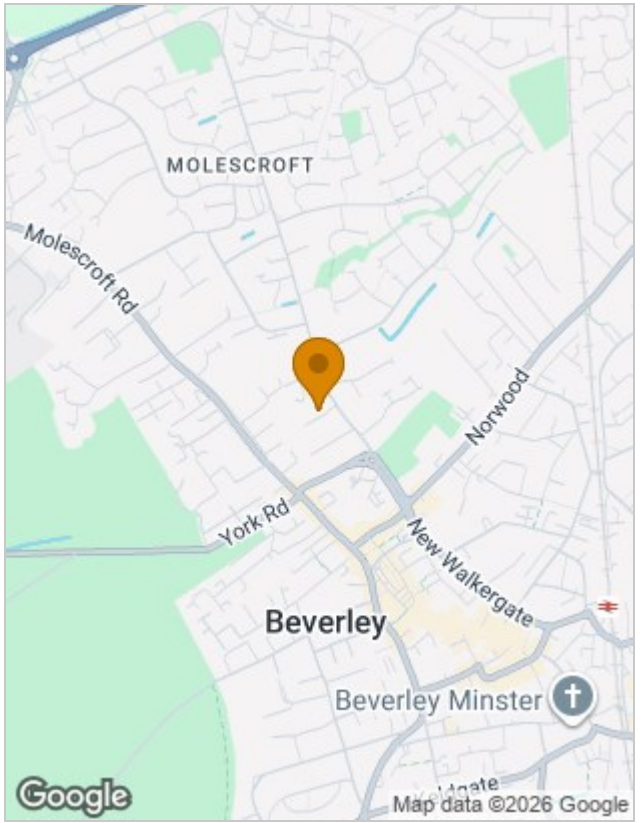
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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



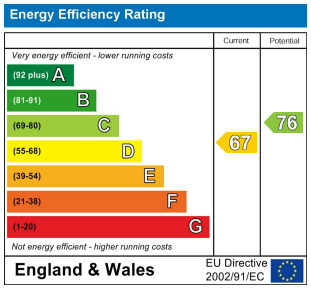
Floor Plans



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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