staniford grays



19 Church Road, Beverley, HU17 7EN

£210,000

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- TRADITIONAL TWO BEDROOM COTTAGE
- SUPERB MOLESCROFT LOCATION
- TWO DOUBLE BEDROOMS
- OFF STREET PARKING
- CONSERVATORY

Church Road, Molescroft.
A Traditional Cottage positioned within one of Beverley's most sought after areas, this TRADITIONAL TWO BEDROOM COTTAGE blends period character with practical, well balanced living. With OFF STREET PARKING, a CONSERVATORY and TWO DOUBLE BEDROOMS, it will suit first time buyers, downsizers and anyone looking for a home with charm in a prime Beverley location.
Molescroft is a firm favourite with buyers and it's easy to see why. With local amenities not far away, the local pub only a few metres away and Beverley Bar a short drive away this is a tranquil area on the edge of the town. Excellent road links to Hull and York also close by.
You enter the property into the Kitchen which is next to the heart of this home, the LOUNGE DINER. A versatile space for relaxing evenings and entertaining. It leads through to the CONSERVATORY, a bright additional reception area to enjoy at any time of year.
Upstairs are TWO DOUBLE BEDROOMS, both with room for a bed and furniture without compromise. The family BATHROOM completes the floor.
A gravel driveway provides OFF STREET PARKING.

Get in touch, book your viewing today!



ACCOMMODATION COMPRISES

KITCHEN 10'2" x 6'3" (3.10 x 1.91m)
Wooden entrance door with brass handles, vinyl floor, spotlights, stainless steel drainer sink, space for a cooker and a range of wall and base units.

LOUNGE DINER 21'4" x 11'4" (widest and longest) (6.52m x 3.47 (widest and longest))
Wooden door with brass knobs, carpeted floor, two pendant light fittings, front and rear aspect uPVC double glazed windows, fire place with wooden surround, tiled hearth and electric fire.

CONSERVATORY 9'2" x 9'4" (2.80m x 2.86m)
Wooden door with brass knobs, laminate floor, uPVC French doors to the rear garden.

UTILITY ROOM 6'3" x 4'2" (1.93m x 1.29m)
Wooden door with brass handles, vinyl floor, central ceiling light, side aspect uPVC double glazed window, plumbing for washing machine and space for a fridge or freezer.

STAIRCASE AND LANDING 7'10" x 2'7" (2.40m x 0.81m)
Wooden door with traditional latch, carpeted floor, pendant light fitting and an airing cupboard.

BEDROOM ONE 11'3" x 9'8" (3.43m x 2.95m)
Wooden door with brass knobs, carpeted floor, pendant light fitting, front aspect uPVC double glazed window, built in wardrobes and an ornamental cast iron fire place.

BEDROOM TWO 11'0" x 8'5" (3.36m x 2.58m)
Wooden door with brass knobs, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window and a built in wardrobe.

BATHROOM 7'1" x 6'5" (2.17m x 1.98m)
Wooden door, vinyl floor, chrome spotlights, rear aspect uPVC privacy window, low flush WC< pedestal wash hand basin, bath with electric shower and a loft hatch.





EXTERIOR
To the front a gravel drive and flagged path to the front door and side path to a metal gate with a brock arch. To the rear a gravelled area with mature border and wooden fence. A lawned rear garden with mature borders, wooden fence, hedge and wall surround.

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.

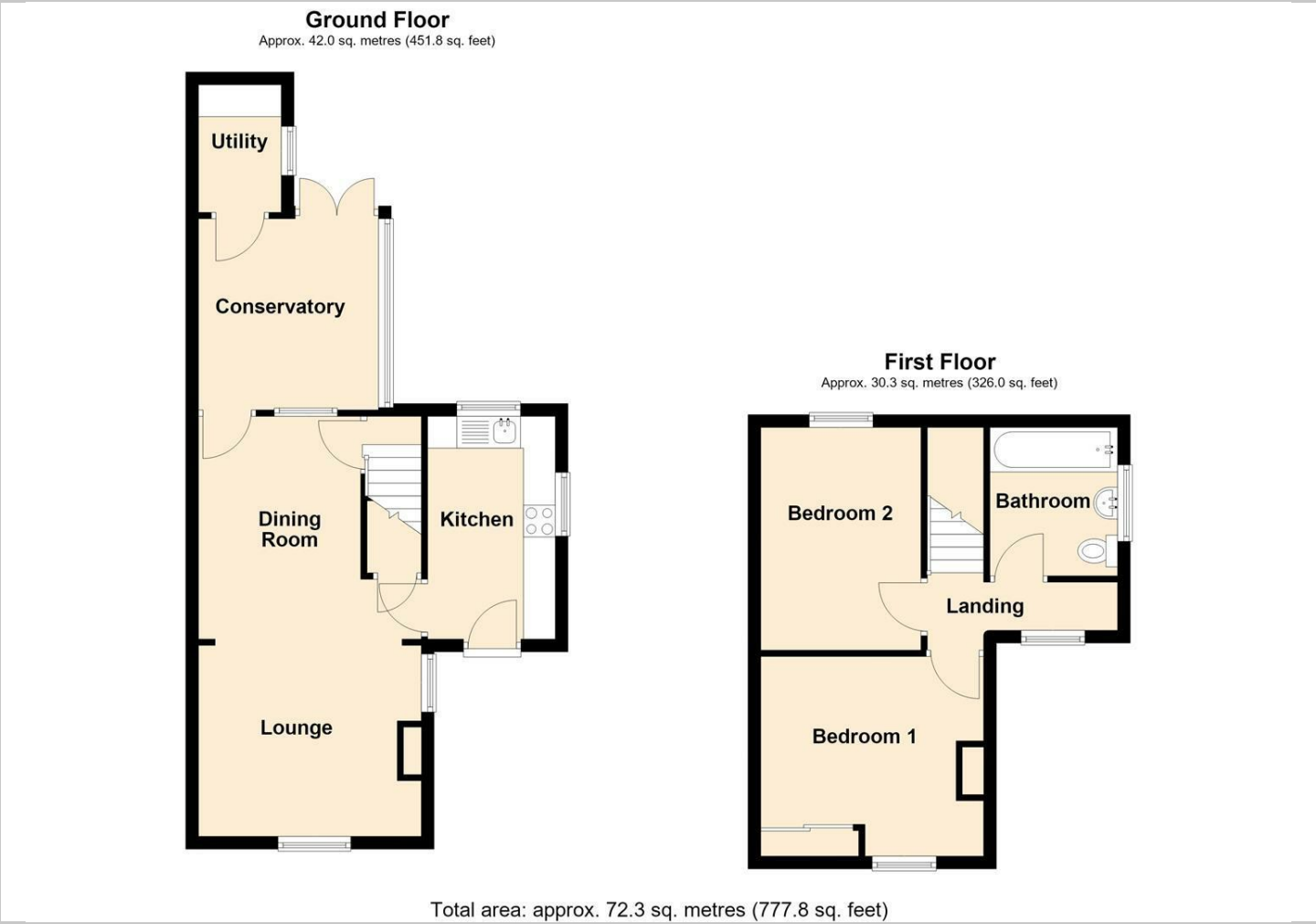
MISREPRESENTATION ACT 1967

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.

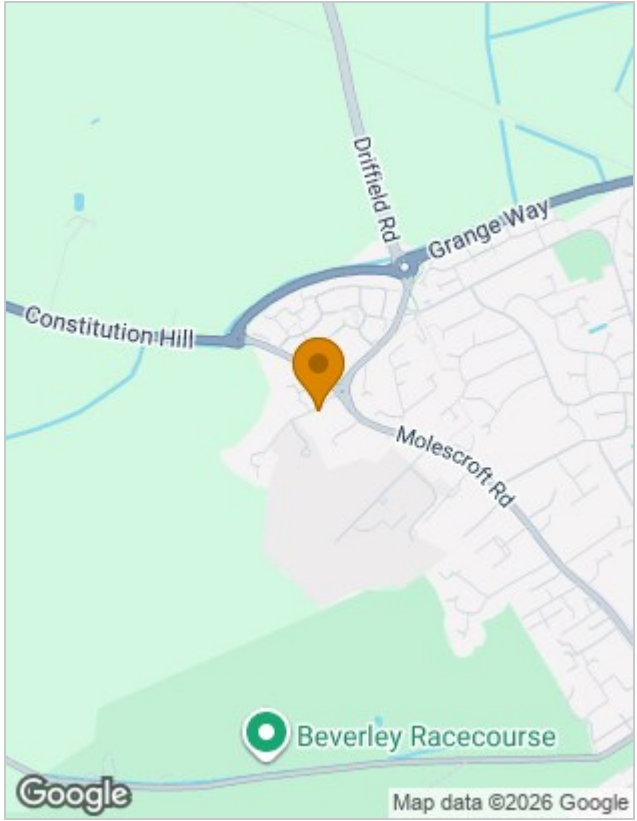
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



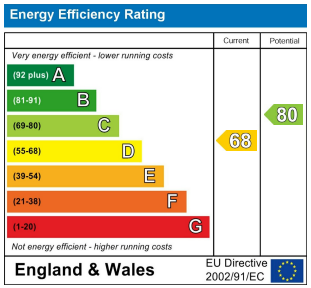
Floor Plans



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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