

staniford grays

37 Cartwright Lane, Beverley, HU17 8LX

£220,000

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- OPEN PLAN KITCHEN/LOUNGE/DINER
- SHORT WALK TO BEVERLEY TOWN CENTRE
- REAR LAWNED GARDEN
- TWO DOUBLE BEDROOMS
- CLOSE TO BEVERLEY WESTWOOD
- IDEAL STARTER HOME

A CENTRAL BUT CALM POSITION, Cartwright Lane is a two double bedroom terraced home with a SHORT WALK TO BEVERLEY TOWN CENTRE. The shops, cafés, restaurants and market are all within easy reach, with BEVERLEY WESTWOOD close by for open green space on your doorstep.

The OPEN PLAN KITCHEN/LOUNGE/DINER is the heart of the home, a sociable space for cooking, relaxing and entertaining. French doors open onto the rear garden and patio area. A convenient GROUND FLOOR SHOWER ROOM completes the downstairs accommodation.

Upstairs are TWO DOUBLE BEDROOMS, both well proportioned and offering flexibility for guests, a home office or growing families.

To the rear is a LAWNED GARDEN with a PATIO AREA, ideal for summer dining and relaxing, and a GARDEN SHED for storage. A side path allows access to the front and pavement.

Ideal for first time buyers, downsizers and investors alike, this is a rare chance to secure a home that offers a fantastic location.



ACCOMMODATION COMPRISES

ENTRANCE PORCH 5'1" x 2'10" (1.57m x 0.88)
Composite entrance door with chrome handles, laminate wood floor and a pendant light fitting.

LOUNGE 15'11" x 11'3" (widest and longest point) (4.87m x 3.43m (widest and longest point))
Wooden door with chrome handles and glass panels, laminate wood floor, pendant light fitting, front aspect uPVC double glazed window, spotlight and an understairs cupboard.

KITCHEN/DINER 15'6" x 10'11" (4.73m x 3.33m)
uPVC French doors to the rear garden, uPVC rear door, laminate wood floor, pendant light fitting, ceiling spotlights, two Velux windows and a range of wall and base units. Integrated four ring gas hob, electric double oven, fridge freezer, extractor fan, dishwasher and a ceramic drainer sink with mixer tap.

BATHROOM 7'4" x 4'5" (2.24m x 1.36m)
Wooden door with chrome handles, vinyl floor, ceiling spotlights, side aspect uPVC privacy window, vanity wash hand basin with mixer tap, shower cubicle with mixer shower, low flush WC and splash back tiling.

REAR PORCH/UTILITY AREA 4'11" x 3'4" (1.51m x 1.03m)
Central ceiling light, laminate wood flooring with plumbing for a washing machine and wall mounted boiler.

STAIRCASE AND LANDING 7'2" x 2'7" (2.20m x 0.80m)
Carpeted flooring, pendant light fitting and two wooden hand rails.

BEDROOM ONE 11'3" x 11'0" (3.44m x 3.36m)
Wooden door with chrome handles, carpeted floor, pendant light fitting and a loft hatch.

BEDROOM TWO 11'5" x 10'9" (3.48m x 3.29m)
Wooden door with chrome handles and glass panel, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.





EXTERIOR
To the front accessed from the pavement with wooden side gate. To the rear a lawned garden with fence, hedge and wall surround, a shed and side path to a wooden gate.

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

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.

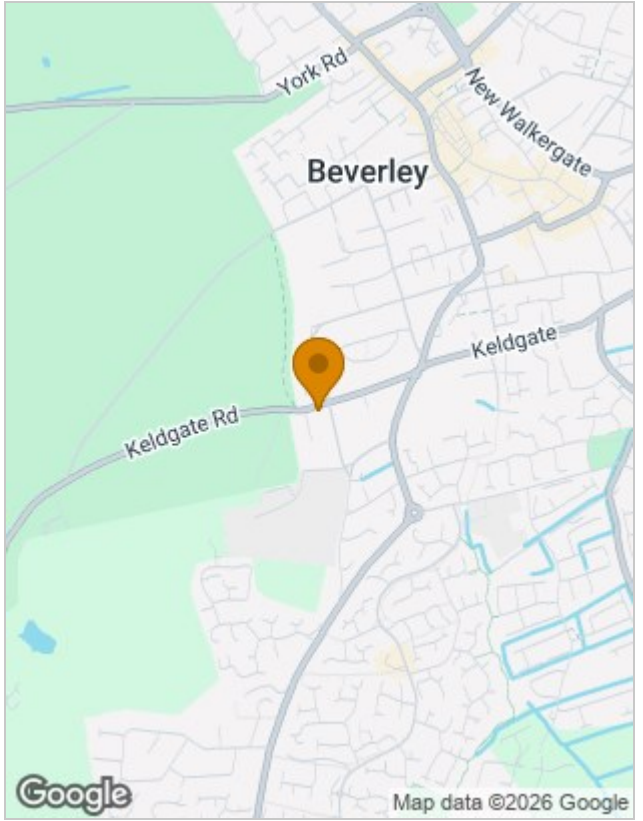
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



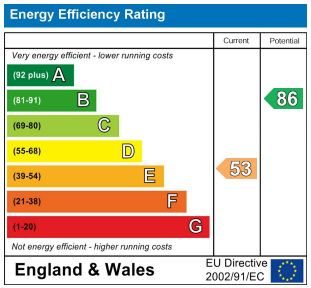
Floor Plans



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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