staniford grays

2 Scrubwood Lane, Beverley, HU17 7BE

£269,950

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- SEMI DETACHED BUNGALOW
- SUPERIOR BEDROOM WITH ENSUITE
- GARAGE AND OFF STREET PARKING
- THREE DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- SOUGHT AFTER MOLESCROFT LOCATION

A three-bedroomed semi-detached dormer bungalow on a corner plot with duel aspects and lawn on two sides and positioned in the popular area of Molescroft in the North of Beverley. Positioned close to the local post office, shops, take away and bus stops, approximately a 15 minute walk into Beverly town centre. The property benefits from off street parking for multiple vehicles, a garage, spacious 20ft lounge diner, Kitchen, wet room and three good sized bedrooms.

ACCOMMODATION COMPRISES

ENTRANCE HALL 9'8" x 3'11" (2.96 x 1.20)
Laminate wood floor, wall mounted radiator, uPVC double glazed door with privacy panel and brass handle, brass pendent light fitting, corner cupboard housing utility meters.

KITCHEN 9'1" x 12'1" (2.77 x 3.69)
Wood door with brass knobs, vinyl floor, three way spotlight fitting, two uPVC double glazed beaded windows with side and rear aspect, uPVC double glazed backdoor with brass handle. A range of wall and base units, with tiled splash backs, mottled gray works tops, a stainless steel drainer sink with mixer tap, electric cooker, extractor, BEKO dishwasher, under counter BEKO fridge and BEKO Freezer, wall mounted Worcester boiler, plumbing for washing machine.

WET ROOM 6'6" x 5'4" (2.00 x 1.65)
Wood door with brass knobs, vinyl floor, ceiling light, beaded uPVC double glazed privacy window, wall mounted chrome towel radiator, mixer shower and shower screen, wash hand basin and vanity unit, low flush WC.

BEDROOM THREE/ STUDY 9'10" x 9'3" (3.00 x 2.82)
Wood door with brass knobs, laminate floor, pendent light fitting, wall mounted radiator, beaded uPVC double glazed window with front aspect, dado rail.

BEDROOM TWO 10'10" x 10'10" (3.32 x 3.32)
Wood door with brass knobs, carpeted flooring, beaded uPVC double glazed window with front aspect, wall mounted radiator, built in cupboard with wood door and brass knob, fitted wardrobes.

STAIRCASE
Carpeted floor, two wooden hand rails, pendent light fitting, loft hatch, built in cupboard.

SUPERIOR BEDROOM 17'3" x 14'6" (5.28 x 4.43)
Wood door with brass knobs, two circle ceiling light fittings, carpeted floor, beaded uPVC double glazed window with rear aspect, fitted wardrobes, two wall mounted radiators, eves storage cupboard.

LOUNGE 20'4" x 10'11" (6.21 x 3.33)
Wooden double door with brass knobs, carpeted floor, two ceiling mounted brass pendant light fittings, uPVC double glazed Frech doors to the patio garden, fireplace with gas fire, marble back and hearth with wood surround and mantel piece.

EXTERNAL
To the front resin drive and pathway with lawn on two sides and a single garage with hedge surround and mature borders. To the rear a patio garden with flagged path to the garage door, gravel and fenced on either side.

SINGLE GARAGE 19'8" x 9'10" (6.00 x 3.00)
Single garage with power, light and electric up and over door.

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 :
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.

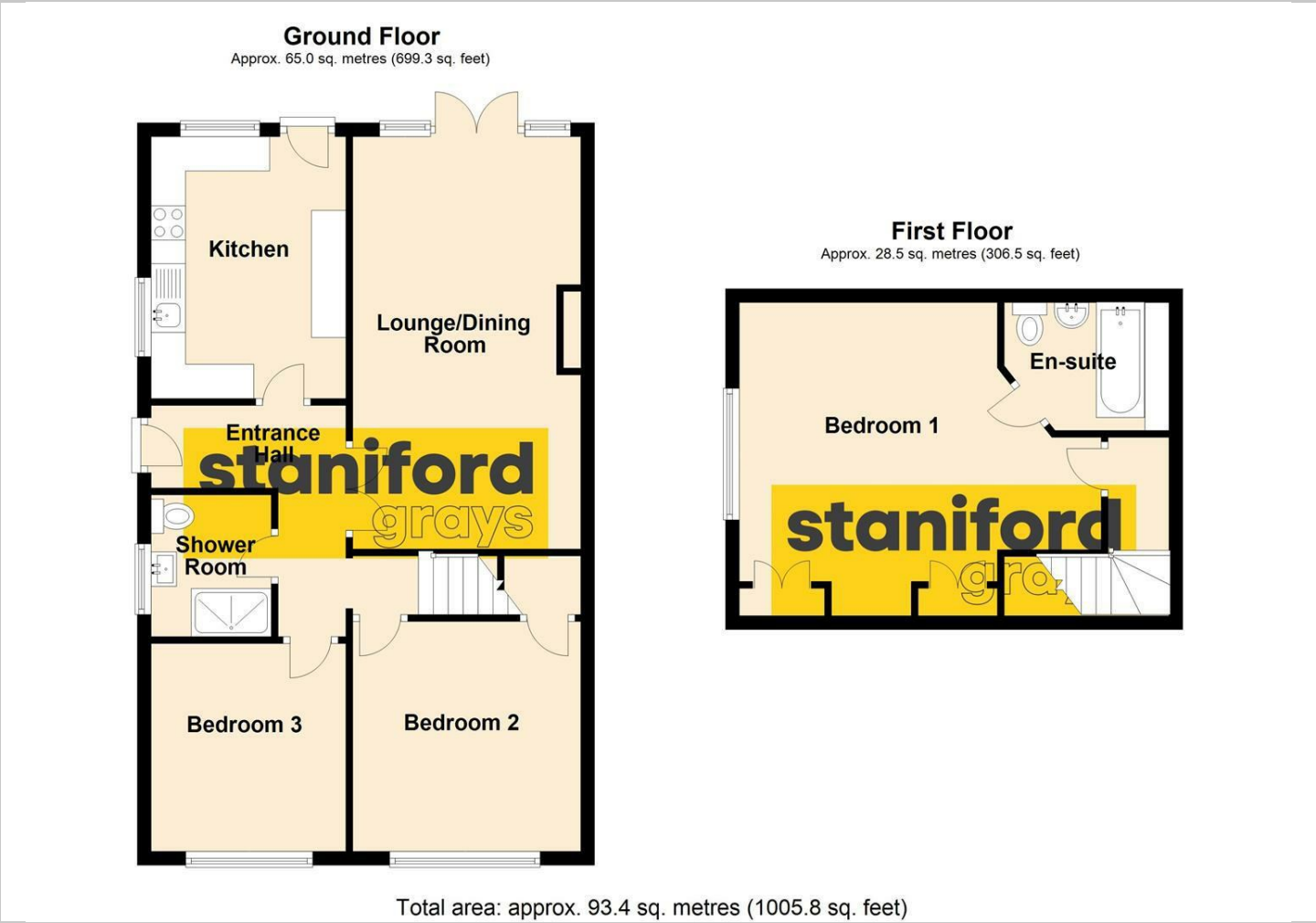
MISREPRESENTATION ACT 1967

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.

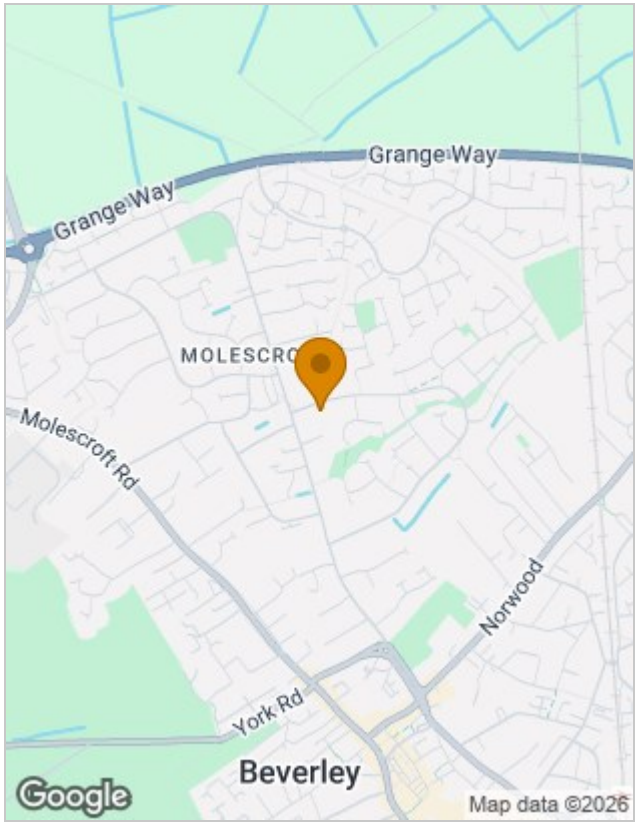
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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

ENSUITE BATHROOM 7'10" x 4'7" (2.39m x 1.41m)
Carpeted floor, wood door with brass knobs and 15 glass panels, bath with mixer tap and shower, pedestal wash hand basin, low flush WC, chrome towel radiator, full splash back tiling.

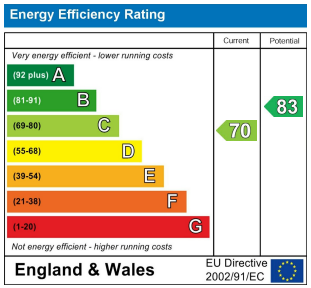
Floor Plans



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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