staniford grays

2 Aspen Close, Beverley, HU17 0XF

£185,000

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- PRIVATE PARKING SPACE
- REAR GARDEN WITH PATIO
- CIRCA 7 YEARS REMAINING ON NHBC GUARENTEE
- MODERN TWO BEDROOM HOME
- TWO DOUBLE BEDROOMS
- IDEAL STARTER HOME

Aspen Close, Beverley

A well presented two bedroom semi detached home built by Barratt Homes circa 2023, positioned in a quiet cul-de-sac located in the Keldmarsh area of Beverley. This modern two double bedroom semi detached house offers a fantastic opportunity for first time buyers, downsizers, or investors alike. The location is hard to beat, with the local shopping parade and Morrisons supermarket a within easy reach.

Built to a contemporary specification, the property still benefits from the reassurance of an NHBC guarantee, with approximately 7 years remaining — offering valuable peace of mind for years to come.
Inside, the home offers well proportioned living accommodation throughout, with two generous double bedrooms providing excellent flexibility for a growing family, a home office, or guest space.
Outside, the rear garden features a paved patio area, perfect for outdoor dining and relaxing during the warmer months, while a private parking space to the front adds valuable everyday convenience, no more hunting for a parking spot!

Get in touch and book your viewing today!

ACCOMMODATION COMPRISES

ENTRNCE PORCH 3'3" x 3'2" (1m x 0.97m)
Composite entrance door with glass panel, central light fitting and entrance matting floor.

LOUNGE 12'11" x 11'8" (3.96m x 3.56m)
Wooden door with chrome handles, carpeted floor and a front aspect uPVC double glazed window.

KITCHEN 12'9" x 8'0" (3.91m x 2.45m)
Wooden door with chrome handles, vinyl floor, chrome ceiling spotlight fitting, front aspect uPVC double glazed window, integrated four ring gas hob with electric oven, stainless steel splash back with chrome extractors fan, stainless steel drainer sink with mixer tap, plumbing for a washing machine, a range of wall and base units and an understairs cupboard.

CLOAK ROOM/WC 6'3" x 3'3" (1.92m x 1m)
Wooden door with chrome handles, vinyl floor, central ceiling light, low flush WC, pedestal wash hand basin and an extractor fan.

PRINCIPAL BEDROOM 12'11" x 9'4" (3.95m x 2.87m)
Wooden door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and a built in storage cupboard.

BATHROOM 6'5"x 6'0" (1.96mx 1.84m)
Wooden door with chrome handles, vinyl floor, central ceiling light, low flush WC, bath with mixer shower, splash back tiles and a pedestal wash hand basin.

BATHROOM TWO 12'11" x 7'6" (3.96m x 2.31m)
Wood door with chrome handles, carpeted floor and a pendant light fitting.

EXTERIOR
To the rear a lawned garden with fence surround and flagged patio area. To the front a block paved parking space.

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.

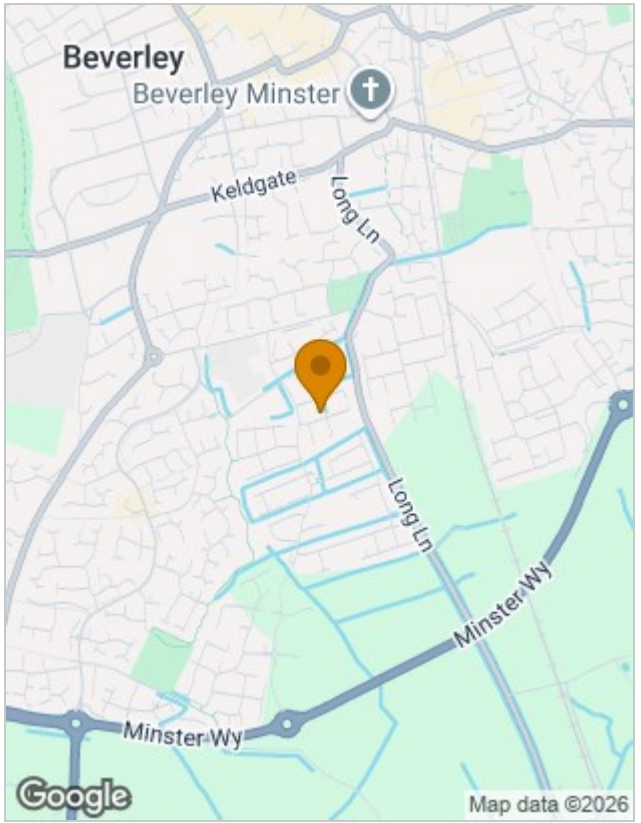
MISREPRESENTATION ACT 1967

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.

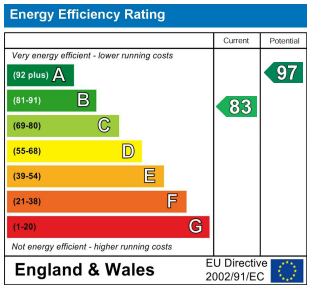
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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