

staniford
grays



21 Wray Close, Beverley, HU17 9QG

£164,950





21 Wray Close

Beverley, HU17 9QG

- OFF STREET PARKING FOR MULTIPLE VEHICLES
- TWO SPACIOUS BEDROOMS
- QUIET CUL - DE - SAC POSITION
- SPACIOUS LOUNGE
- CONVENIENT LOCATION
- NO ONWARD CHAIN

Attractive Two Bedroom Semi Detached Home

Situated in a quiet and well regarded residential cul-de-sac position, this well presented two bedroom semi detached home offers an excellent opportunity for first time buyers, downsizers, or investors seeking a property in a convenient and popular location.

The accommodation is thoughtfully arranged and briefly comprises an inviting entrance hallway leading to a bright and comfortable lounge diner, ideal for relaxing or entertaining. To the rear, the kitchen provides ample storage with direct access to the patio garden.

Upstairs, the property offers two good sized bedrooms along with a modern family bathroom, creating a practical and comfortable living environment.

Externally, the home benefits from a private rear lawned garden, perfect for outdoor entertaining or for children to play. While the side patio offers plenty of opportunity for outdoor seating. The front provides off street parking and a second lawned area.

Wray Close enjoys a convenient position within easy reach of local amenities, well regarded schools and transport links, while the historic town centre offers a wide range of shops, cafés and restaurants.

Book your viewing!! Get in touch today!



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ACCOMMODATION COMPRISES

ENTRANCE HALL 8'1" x 6'0" (2.47m x 1.83m)
uPVC entrance door with privacy glass panel, vinyl floor, pendant light fitting and understairs cupboard.

LOUNGE 19'4" x 11'11" (5.90m x 3.64m)
Wood door with chrome handles, carpeted floor, two spotlight fittings, front and side aspect hardwood windows and a stone fire place with electric fire insert.

KITCHEN 10'10" x 8'1" (3.32m x 2.47m)
Wooden door with chrome handles, uPVC side door with privacy glass panel, vinyl floor, spotlight fitting, rear aspect uPVC double glazed window, side aspect single glazed privacy window, stainless steel one and a half bowl drainer sink with mixer tap, a range of wall and base units, utility cupboard with electric meter, integrated four ring gas hob and electric oven.

STAIRCASE AND LANDING 10'6" x 6'0" (3.22m x 1.84m)
With a carpeted floor, wooden banister and spindles, loft hatch, pendant light fitting and a uPVC side aspect double glazed window.

BEDROOM ONE
Wooden door with chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window, built in wardrobe (boiler positioned).

BEDROOM TWO 15'1" x 8'6" (4.61m x 2.60m)
Wooden door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and two built in wardrobes.

**BATHROOM**

5'11" x 5'5" (1.82m x 1.66m)

Wooden door with chrome handles, vinyl floor, central ceiling light, rear aspect uPVC double glazed privacy window, full splash back tiling, bath with mixer tap and electric shower, low flush WC, wash hand basin with mixer tap.

EXTERIOR

To the front
To the rear
To the side

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 :

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

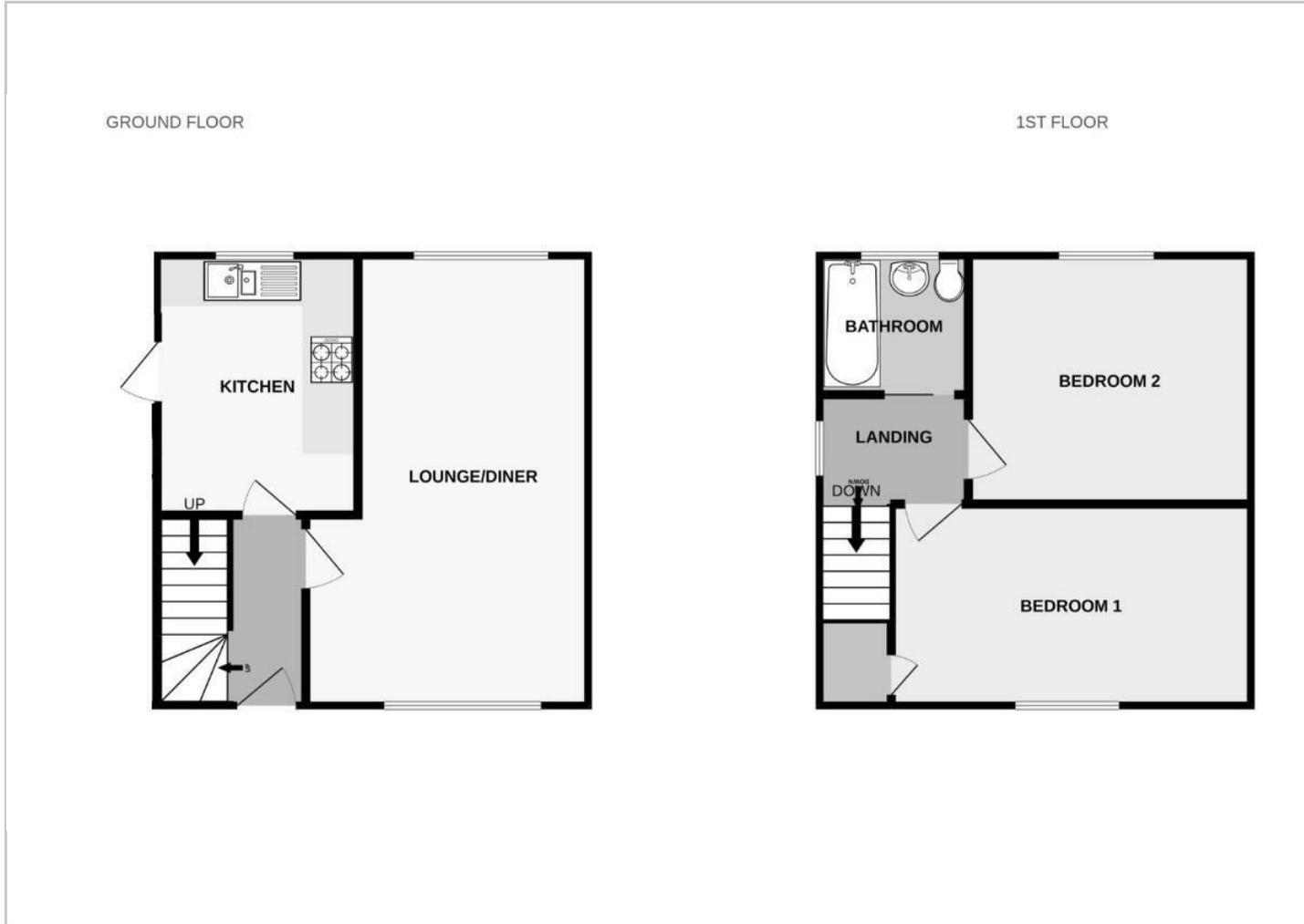
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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

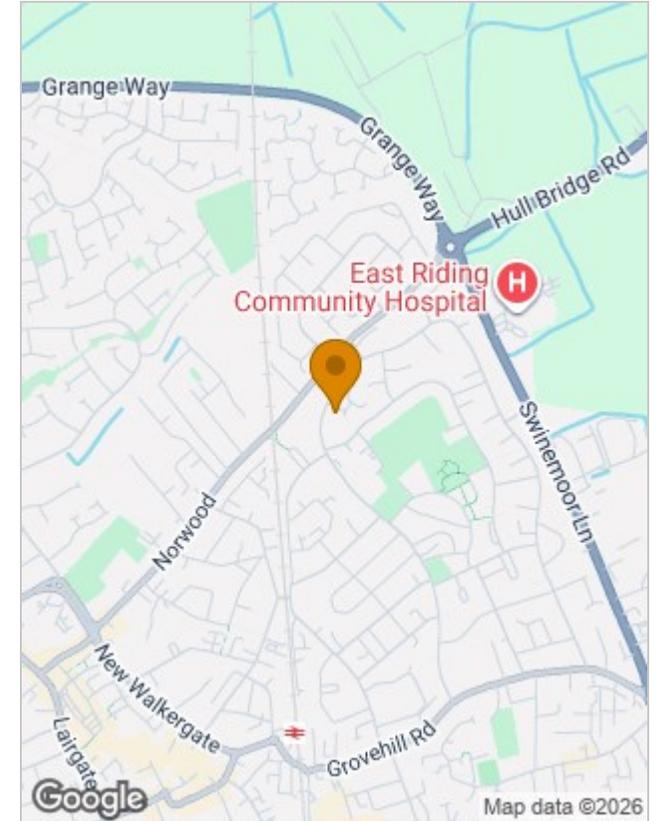




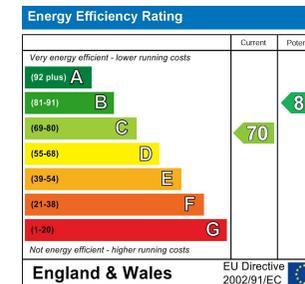
Floor Plans



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.