

staniford
grays



23 Aspen Way, Beverley, HU17 7SZ

£215,000





23 Aspen Way

Beverley, HU17 7SZ

- TWO DOUBLE BEDROOMS
- REAR GARDEN WITH PATIO AREA
- SPACIOUS KITCHEN DINER
- PRIVATE PARKING SPACE
- SPACIOUS LOUNGE
- IDEAL STARTER HOME

Aspen Way a modern two bedroom semi-detached home, Molescroft, Beverley

Situated in the popular Molescroft area of Beverley, this modern two bedroom semi-detached home offers comfortable modern living in one of the town's most sought after residential areas.

Inside there is a spacious lounge, offering a lovely bright space to relax and unwind, before moving through to the impressive kitchen diner, a real hub of the home. Complete with French doors opening directly out onto the garden, this versatile space opens up wonderful dining and entertaining possibilities, whether it's al fresco meals in the summer or cosy family dinners year-round. A handy ground floor cloakroom/WC completes the downstairs accommodation.

Upstairs, you'll find two nicely proportioned double bedrooms, for a growing family, guest accommodation, or a home office setup. These are served by a well appointed modern bathroom, featuring a shower over the bath for added convenience.

Outside, the property benefits from a private parking space to the front, along with a low-maintenance rear garden complete with a patio area, perfect for outdoor seating and entertaining and a useful garden shed for additional storage.

Combining modern living with a fantastic Molescroft location, close to excellent schools, amenities, and green open spaces, this home is ideally suited to young families, professionals or those looking to downsize.

Get in touch, book your viewing today!



£215,000



ACCOMMODATION COMPRISES

ENTRANCE HALL

6'9" x 3'8" (2.08m x 1.13m)

Composite entrance door with fan light above, carpeted floor and a pendant light fitting.

LOUNGE

14'11" x 8'8" (4.57m x 2.66m)

Wooden door with chrome handles, carpeted floor, two pendant light fittings and a front aspect uPVC double glazed window.

KITCHEN

12'2" x 12'0" (3.71m x 3.66m)

Wooden door with chrome handles, uPVC French doors to the rear garden, tiled floor, ceiling spotlights, side aspect uPVC double glazed window, rear aspect uPVC double glazed window, integrated washer dryer, slim dishwasher, five ring gas hob, fridge freezer, electric oven, one and half bowl stainless steel sink, chrome extractor hood and a range of wall and base units.

CLOAK ROOM/WC

5'10" x 3'2" (1.78m x 0.98m)

Wooden door with chrome handles, tiled floor, ceiling spotlight, low flush WC, pedestal wash hand basin with mixer tap and extractor fan.

BEDROOM ONE

12'1" x 11'0" (3.69m x 3.36m)

Wooden door with chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window.

BEDROOM TWO

12'2" x 8'11" (3.72m x 2.73m)

Wooden door with chrome handles, carpeted floor, pendant light fitting, two front aspect uPVC double glazed windows and a built in cupboard.



BATHROOM

6'9" x 5'6" (2.06m x 1.69m)

Wooden door with chrome handles, tiled floor, ceiling spotlights, bath with mixer tap and shower. Pedestal wash hand basin with mixer tap, low flush WC and splash back tiling.

EXTERIOR

To the front

To the rear

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.

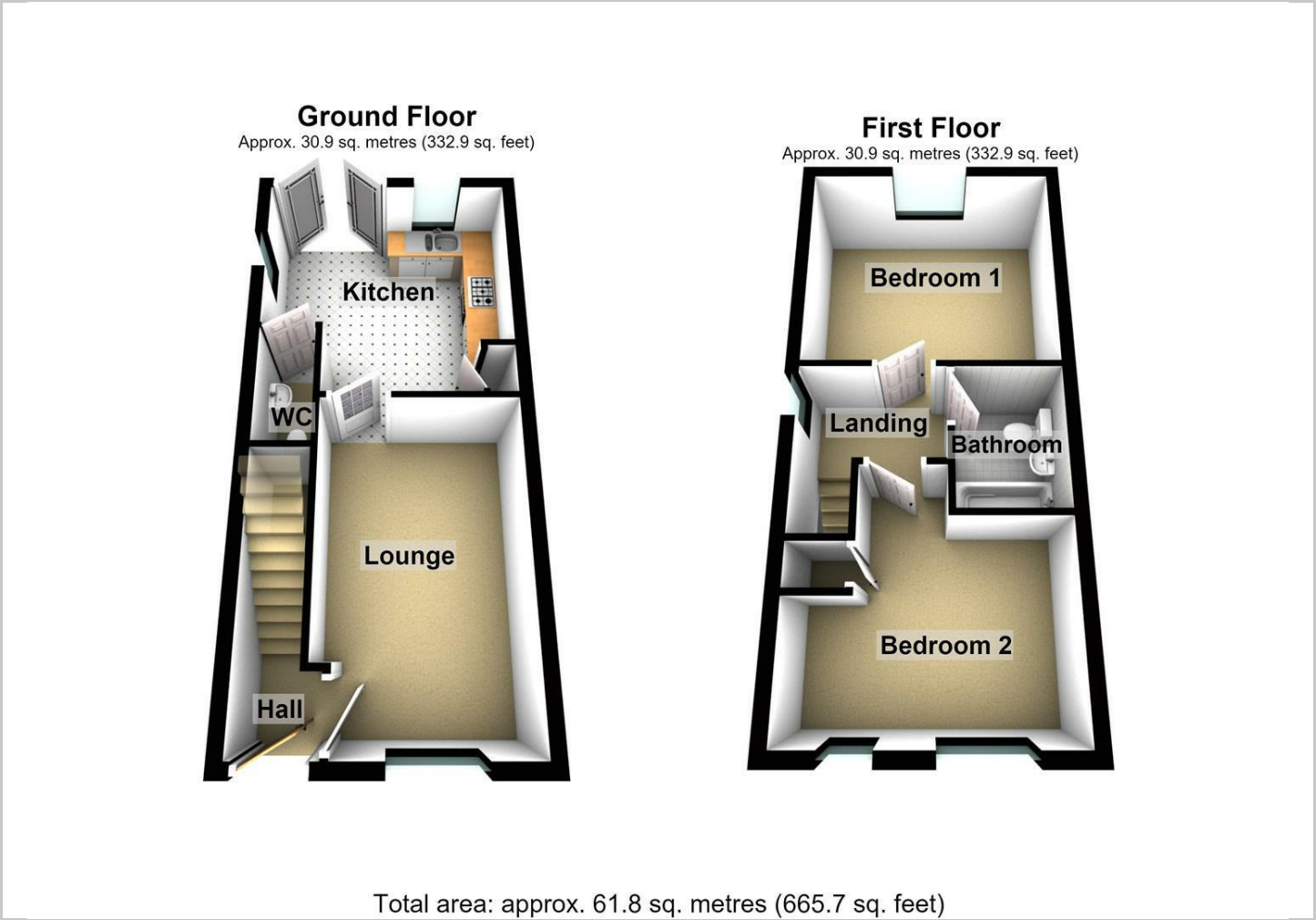
MISREPRESENTATION ACT 1967

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



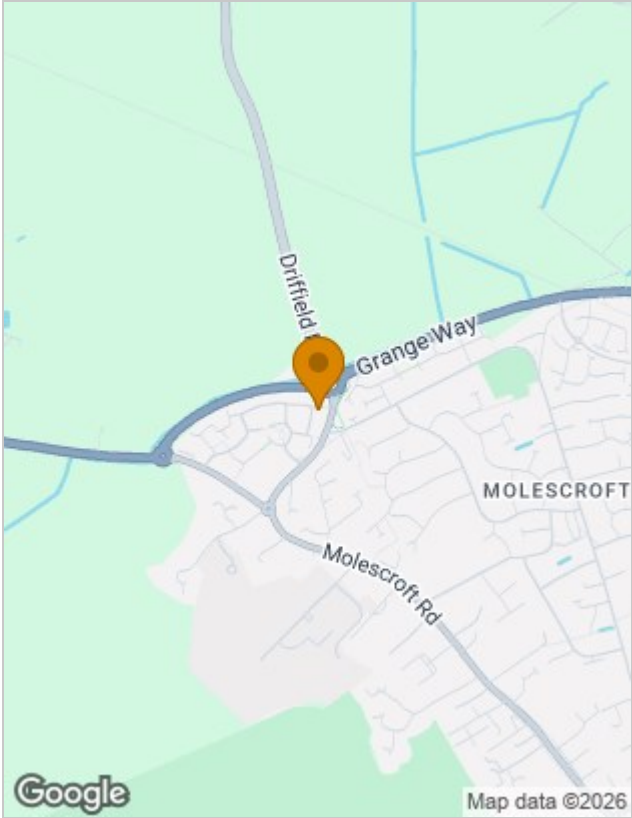
Viewing

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.

18 North Bar Within, Beverley, East Riding of Yorkshire,
Tel: 01482 866304 Email: bevsales@stanifords.com

Location Map



Energy Performance Graph

