



88 Chestnut Avenue, Beverley, HU17 9QU

£209,950



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- THREE BEDROOM SEMI DETACHED DORMER BUNGALOW
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- CONSERVATORY
- LOW MAINTENANCE GARDEN
- TWO ENSUITE BEDROOMS
- FLEXIBLE LAYOUT
- GARAGE

Fantastic three bedroom semi detached dormer bungalow!

In need of some modernisation this property is positioned on Chestnut Avenue in the Model Farm estate, close to local amenities. This is a well presented three bedroom semi detached dormer bungalow and offers generous and versatile living accommodation, ideal for a range of buyers. Combining spacious interiors with practical features, this attractive home offers low maintenance outside space, a ground floor bedroom and shower room, together with a spacious lounge, kitchen diner and conservatory which overlooks the garden.

The accommodation is thoughtfully arranged with a ground floor bedroom ideal for guests, home working or those seeking single level living flexibility.

To the first floor are two generous double bedrooms, both benefitting from an own ensuite bathroom and and ensuite WC providing comfort and privacy.

Externally, the property continues to impress with off street parking for multiple vehicles, a single garage and a low maintenance rear garden, perfect for enjoying outdoor space without the upkeep.

Situated within easy reach of the many amenities, shops, cafes and transport links that the historic market town of Beverley has to offer, this fantastic home is sure to appeal to a number of buyers.

Get in touch, book your viewing today!



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ACCOMMODATION COMPRISES

ENTRANCE HALL 9'5" x 8'1" (2.89m x 2.47m)
uPVC entrance door with privacy panels, vinyl flooring, storage cupboards and pendant light fittings.

BATHROOM 7'0" x 5'4" (2.14m x 1.65m)
Wooden door with brass handles, vinyl floor, ceiling spotlights, side uPVC double glazed privacy window, vanity unit with wash hand basin and mixer tap and low flush WC. Shower cubicle with mixer shower and splash back boards.

BEDROOM ONE 11'3" x 8'11" (3.43m x 2.72m)
Wooden door with brass handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and fitted wardrobes.

KITCHEN 21'3" x 11'10" (6.50m x 3.63m)
Wood door with brass handles, ceiling spotlights, laminate floor, rear aspect uPVC double glazed window, one and a half bowl stainless steel drainer sink with mixer tap, a range of wall and base units, integrated four ring gas hob, fridge, freezer and electric oven with plumbing for a washing machine and a dish washer.

CONSERVATORY 9'10" x 8'0" (3m x 2.45m)
Of brick and uPVC double glazed construction, uPVC sliding entrance door and French doors to the the rear garden with laminate wood floor.

LOUNGE 19'8" x 11'6" (6m x 3.51m)
Wooden door with brass handles, laminate floor, two pendant light fittings, uPVC bay window, fire place with marble back and hearth and brass gas fire.

STAIRCASE AND LANDING
With wooden banister and spindles.

PRINCIPAL BEDROOM 12'2" x 10'4" (3.73m x 3.16m)
Wooden door with brass handles, carpeted floor, central ceiling light, rear aspect uPVC double glazed window, wooden cladded ceiling.



ENSUITE BATHROOM

10'2" x 7'6" (3.10m x 2.29m)

Wooden sliding pocket door, carpeted floor, ceiling spotlights, rear aspect uPVC double glazed window, corner bath, pedestal wash hand basin, wall mounted vanity unit, low flush WC and wooden cladded ceiling.

BEDROOM TWO

11'10" x 8'10" (3.61m x 2.70m)

Wooden door with brass handles, carpeted floor, two pendant light fittings, side aspect uPVC double glazed window with fitted wardrobes and cupboard.

ENSUITE WC

Wooden door with chrome handles, low flush WC with pedestal wash hand basin, carpeted floor and a pendant light fitting.

GARAGE

17'0" x 8'1" (5.19m x 2.48m)

With a manual up and over door, pedestrian door and four side aspect windows.

EXTERIOR

To the front a block paved driveway with gravel and mature shrubs and wooden fence border. To the rear a south west facing private flagged patio garden with synthetic lawn and a decked seating area.

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.

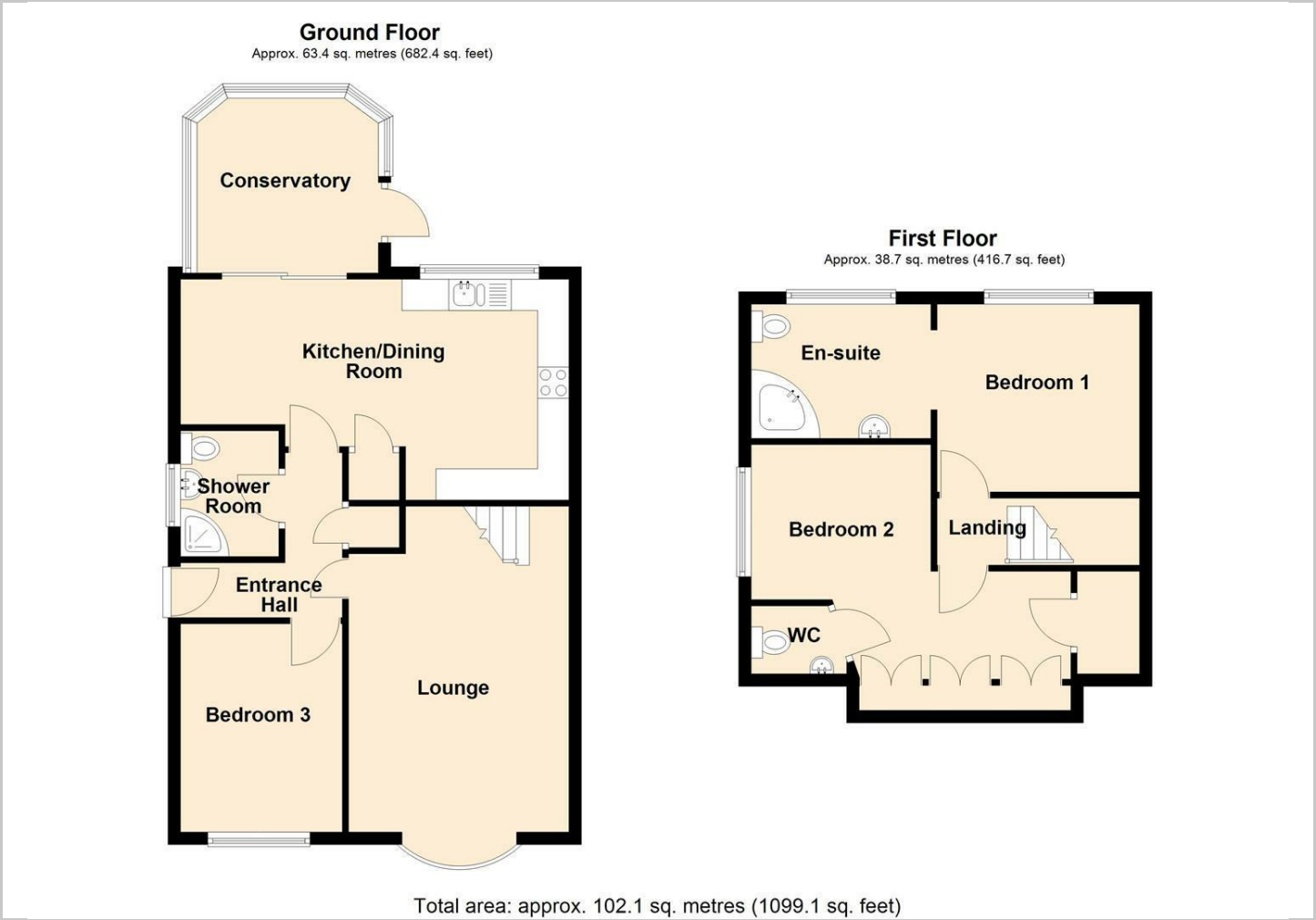
MISREPRESENTATION ACT 1967

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.



Floor Plans



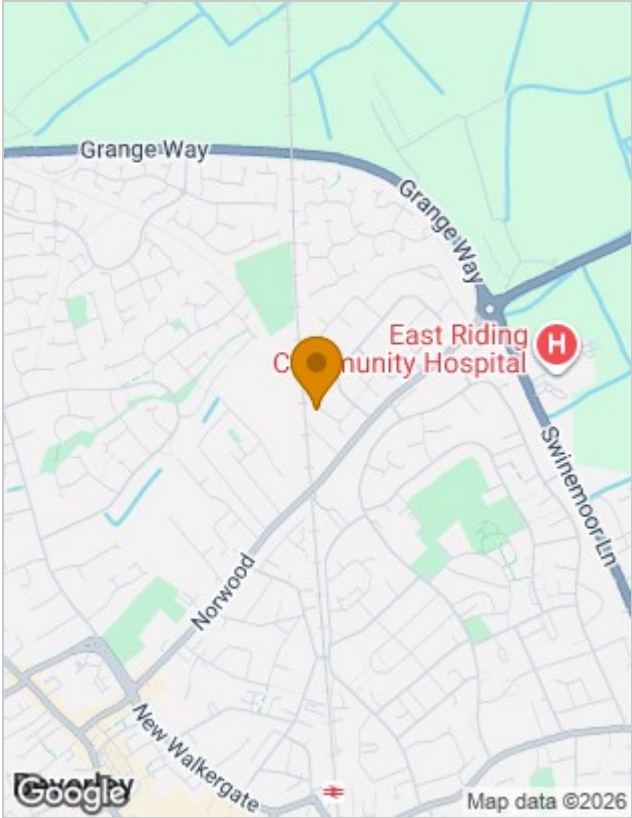
Viewing

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.

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Location Map



Energy Performance Graph

