staniford grays

13 Dennett Road, Beverley, HU17 9NP

£169,950

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- SPACIOUS THREE BEDROOM FAMILY HOME
- SPACIOUS PATIO
- BRICK SHED
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- GENEROUS GARDEN
- CLOSE TO LOCAL SCHOOLS

A spacious Three Bedroom Mid Terrace family home, ideally suited to growing families or those seeking a move with excellent generous garden and off street parking to enjoy.
Dennett Road is located in the Swinemoor Estate close to the well regarded primary school and local shopping parade.

The ground floor offers a spacious Lounge Diner, providing generous space for both relaxed living and family dining, along with a Fitted Kitchen benefiting from direct access to the rear garden, spacious patio and brick shed.

Upstairs, the property offers three Bedrooms, two double sized and one smaller bedroom, together with a Family Bathroom.
Externally, the home benefits from off street parking for multiple vehicles, a real advantage in this location, together with a generous rear garden and a useful Brick Shed for additional storage.

ACCOMMODATION COMPRISES

ENTRANCE HALL 11'9" x 5'11" (3.60m x 1.81m)
Composite entrance door with glass panels, laminate floor, pendant light fitting, front aspect uPVC double glazed window.

LOUNGE 17'2" x 13'3" (5.24m x 4.04m)
Wooden door with brass handles, laminate floor, pendant light fitting, front and rear aspect uPVC double glazed windows and an understairs cupboard.

BATHROOM 6'1" x 5'6" (1.86m x 1.70m)
Wooden door with chrome handles, tiled floor, central ceiling light, front aspect uPVC double glazed window, chrome towel radiator, extractor fan, pedestal wash hand basin, low flush WC, bath with mixer shower over.

BEDROOM ONE 12'2" x 11'3" (3.72m x 3.44m)
Wooden door with chrome handles, laminate floor, pendant light fitting, rear aspect uPVC double glazed window.

BEDROOM TWO 9'10" x 9'10" (3.02m x 3.01m)
Wooden door with chrome handles, laminate floor, pendant light fitting and a rear aspect uPVC double glazed window.

BEDROOM THREE 6'11" x 9'11" (2.12m x 3.03m)
Wooden door with chrome handles, laminate floor, pendant light fitting, front aspect uPVC double glazed window.

STAIRCASE AND LANDING 8'8" x 5'7" (2.66m x 1.72m)
With a carpeted floor, pendant light fitting, wooden hand rail, front aspect uPVC double glazed window and a loft hatch.

EXTERIOR

KITCHEN 10'9" x 8'8" (3.29m x 2.65m)
Wood door with brass handles, uPVC double glazed rear door with glass panels, tiled floor, ceiling spotlights, stainless steel drainer sink with mixer tap, plumbing for washing machine, space for a fridge freezer, a range of wall and base units, integrated four ring gas hob and electric oven with extractor hood.

EXTERIOR
To the front a gravelled driveway with concrete path with wooden fence surround. To the rear a flagged patio with a lawned rear garden, brick shed and wooden fence surround.

COUNCIL TAX:
We understand the current Council Tax Band to be A

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.

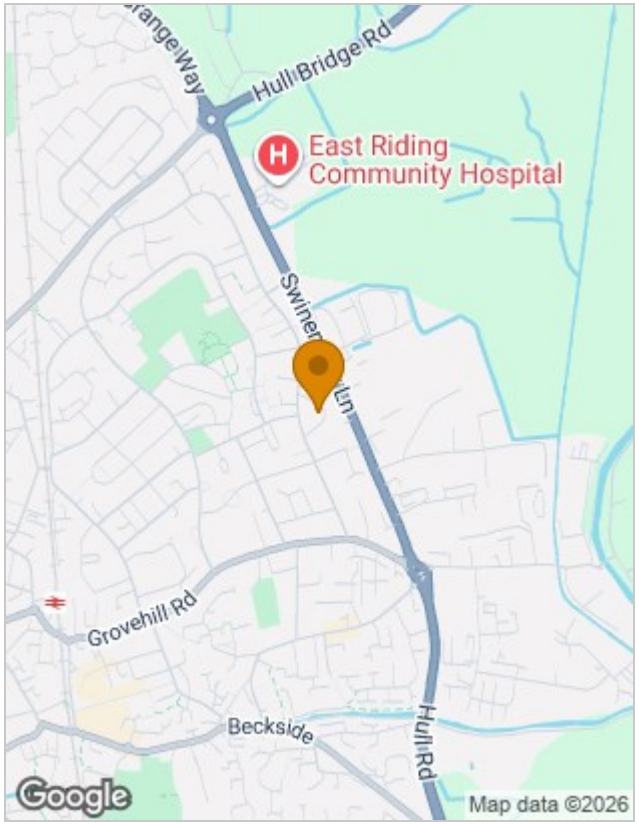
MISREPRESENTATION ACT 1967

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.

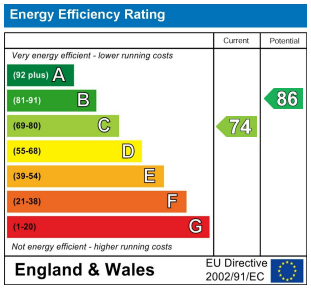
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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