

staniford
grays



9 Crathorne Road, Beverley, HU17 9DT

£180,000





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- OPPORTUNITY TO MODERNISE
- SCOPE TO EXTEND
- LARGE REAR GARDEN
- THREE GOOD SIZED BEDROOMS
- GARAGE AND OUT BUILDINGS

A fantastic opportunity to make this three-bedroom semi-detached family home your own. Situated off Hodgson Avenue and Coltman Avenue in Beverley, the property offers generous space and excellent potential to modernise, reconfigure or extend (subject to consents), making it ideal for investors or growing families alike.

The ground floor includes a dining room with French doors to the substantial rear garden, a separate front lounge, and a kitchen overlooking the garden. A through porch provides front and rear access and leads to a cloakroom with WC and a separate utility room. Upstairs are two well-proportioned double bedrooms, a generous single and a family bathroom with shower over bath.

Outside, there is a private driveway for multiple vehicles, a garage and lawned frontage, while the large rear garden features a pond, greenhouse, barbecue area and two useful outbuildings with conversion potential. Well placed for local schools, shops, Beverley town centre, road links to Hull and York, and a mainline railway station, this is a home with real potential — book your viewing today.



£180,000



ACCOMMODATION COMPRISES

ENTRANCE HALL 8'2" x 5'11" (2.51m x 1.82m)
Composite entrance door with privacy glass panel, carpeted floor, central ceiling light, front aspect uPVC double glazed privacy window and an understairs cupboard.

LOUNGE 10'7" x 10'5" (3.23m x 3.20m)
Wooden door with brass handles, carpeted floor, front aspect uPVC double glazed window, central ceiling light brass fitting, two brass wall lights, fire place with stone surround, wooden mantle piece, stone hearth and gas fire.

DINING ROOM 16'11" x 11'6" (5.17m x 3.51m)
Wooden door with brass handles, uPVC French doors to the rear garden, carpeted floor, front aspect uPVC double glazed window, fire place with tiled back, wooden surround and tiled hearth.

KITCHEN 16'9" x 5'9" (5.13m x 1.77m)
Two wooden doors with brass handles and privacy glass panels, vinyl floor, ceiling strip light, rear aspect uPVC double glazed window, understairs cupboard, splash back tiling, a range of base units, one and a half bowl porcelain drainer sink, extractor fan and a four ring gas cooker.

THROUGH PORCH 12'5" x 3'4" (3.79m x 1.03m)
Front and rear uPVC double glazed entrance doors, laminate floor and a central ceiling light.

CLOAK ROOM/WC 6'5" x 2'8" (1.97m x 0.83m)
Wooden door with brass handles, central ceiling light, front aspect privacy window and a low flush WC.

UTILITY ROOM 8'8" x 6'2" (2.65m x 1.88m)
Wooden door with brass handles, laminate floor, central ceiling light, rear aspect uPVC double glazed window, plumbing for a washing machine, space for a dryer, one and a half bowl drainer sink with mixer tap.

STAIRCASE AND LANDING 9'1" x 3'5" (2.77m x 1.05m)
Carpeted floor, central ceiling light and a rear aspect uPVC double glazed window.

BATHROOM 7'6" x 6'0" (2.30m x 1.83m)
Wooden door with brass handles, vinyl floor, central ceiling light, rear aspect uPVC double glazed window, pedestal wash hand basin with mixer tap, bath with mixer tap and shower and a low flush WC.

BEDROOM ONE 10'7" x 10'7" (3.25m x 3.23m)
Wooden door with brass handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and a built in storage cupboard.



BEDROOM TWO 13'7" x 9'10" (4.15m x 3m)
Wooden door with brass handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and a built in storage cupboard.

BEDROOM THREE 10'7" x 6'8" (3.24m x 2.05m)
Wooden door with brass handles, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window.

GARAGE 18'8" x 9'10" (approx) (5.70m x 3m (approx))
With wooden barn doors opening outwards,, power and light.

OUT BUILDING ONE 9'10" x 7'6" (3m x 2.30m)

OUT BUILDING TWO 9'10" x 7'6" (3m x 2.30m)

EXTERIOR
To the front a concrete driveway with lawned garden and path to the front door with perimeter wall and wooden fence. To the rear a flagged patio area, dwarf stone walled mature shrubs and tree lined borders, lawn with a path to a pond, a green house and a brick wall with brick barbeque.

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 :
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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.