staniford grays

1 Dixons Court King Street, Woodmansey, Beverley, HU17 0TE

£235,000

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Beverley, HU17 0TE

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- THREE BEDROOMED SEMI-DETACHED HOME
- MAINTAINED TO A VERY HIGH STANDARD
- GARAGE AND OFF STREET PARKING TO REAR
- POPULAR LOCATION
- DECEPTIVELY SPACIOUS
- CONSERVATORY

A three bedroomed semi-detached property situated in the popular location, close to Beverley and with the benefit of a garage and off street parking to the rear.

The property has been maintained to a very high standard by the current owner, and briefly comprises living room, dining kitchen, conservatory, ground floor WC. To the first floor there are three bedrooms and a family bathroom. Outside there is a lawned garden to the front, whilst to the rear is a good sized private garden with pathway leading to the rear with garage and space for 2 cars to park.

ACCOMMODATION COMPRISES

ENTRANCE DOOR TO HALLWAY

WC/ CLOAKS
With low flush WC, wash hand basin and radiator.

LIVING ROOM 15'9" into bay x 13'2" (4.80m into bay x 4.01m)
With a bay window to the front and two radiator.

KITCHEN 16'3" x 8'8" (4.95m x 2.64m)
With base units, rolled top work surfaces and tiled splashbacks. One and a half bowl sink with mixer tap, gas hob with electric oven under and extractor hood over. There is plumbing for a washing machine and tumble dryer.

CONSERVATORY 14'1" x 9'6" (4.29m x 2.90m)
With double doors opening to the rear of the garden.

FIRST FLOOR LANDING
With airing cupboard and loft access.

BEDROOM ONE 13'2" x 9'6 (4.01m x 2.90m)
With window to the rear and radiator.

BEDROOM TWO 11'4" x 9'6" (3.45m x 2.90m)
With window to the front and radiator.

BEDROOM THREE 7'6" x 6'4" (2.29m x 1.93m)
With window to the rear and radiator.

HOUSE BATHROOM
Has a panel bath with shower over, a pillared wash hand basin, low flush WC, radiator window to the front and is set in a tiled surround.

EXTERNAL
To the front is a lawned garden and pathway to the front door.

There is a good sized private rear garden with a lawned area with flowered borders in a fenced surround. There is a gateway giving access to garage with up and over door and electricity laid on and two off street parking spaces.

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.

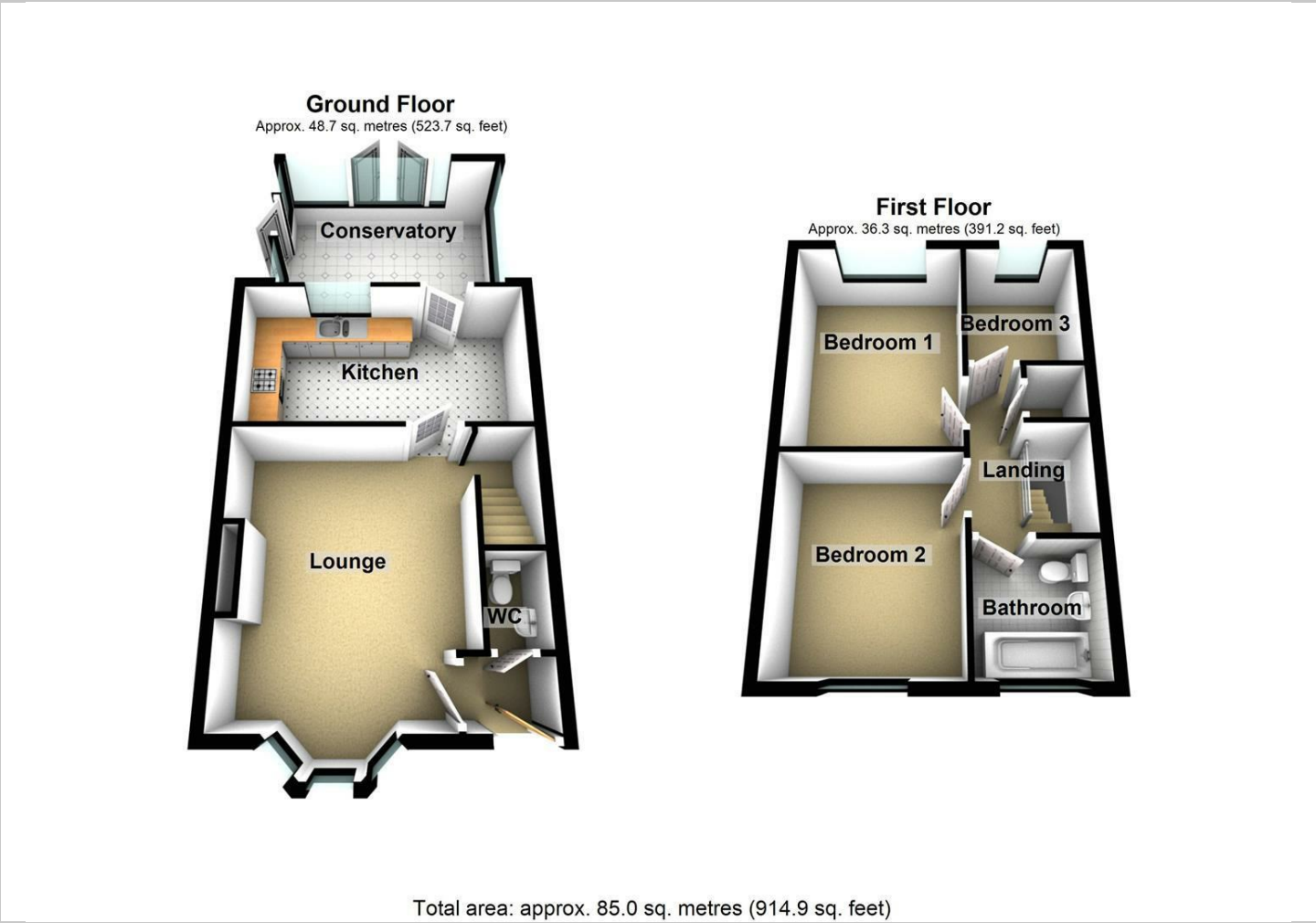
The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

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.

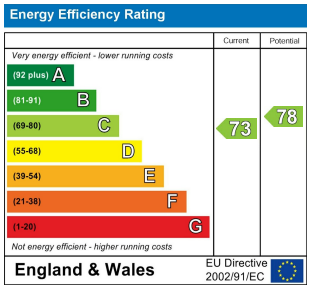
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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

Floor Plans



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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