



17 Brereton Close, Beverley, HU17 7QE

£239,950







# 17 Brereton Close

Beverley, HU17 7QE

- QUIET MOLESCROFT POSITION
- 22FT LOUNGE/DINER
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- IN NEED OF MODERISATION
- CONSERVATORY
- GARAGE

Fantastic opportunity to make this two bedroom bungalow home your own!

Positioned in a peaceful corner of Molescroft, this two bedroom semi detached bungalow offers a rare chance to secure a home in one of Beverley's most sought after neighbourhoods. Just a short walk from the Molescroft shopping parade and moments from well connected bus routes on Copandale Road, the location is incredibly convenient while still feeling wonderfully quiet.

The bungalow itself offers huge potential for modernisation, with solid fundamentals already in place. A 22ft lounge diner sets the tone for generous living space, in addition to a conservatory that opens directly onto the rear garden. The fitted kitchen, complete with integrated appliances, enjoys an attractive front aspect, while both bedrooms feature fitted wardrobes for practical storage. Alongside the main bathroom, there's also a handy separate cloakroom/WC.

Outside, the home benefits from excellent off street parking for multiple vehicles and a garage with power and light, ideal for storage or hobbies.

With its prime Molescroft setting and scope to update to your own taste, this is an inviting opportunity to create a home perfectly tailored to you and your needs.

Get in touch and book your viewing today!



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## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 14'1" x 9'8" (4.3m x 2.97m )  
uPVC double glazed entrance door with privacy glass panels, carpeted floor, central ceiling light and a privacy glass wall.

**CLOAK ROOM/WC** 5'5" x 2'10" (1.67m x 0.88m)  
Wood door with brass handles, central ceiling light, side aspect uPVC double glazed window and half splash back tiling.

**BATHROOM** 8'3" x 5'7" (2.52m x 1.72m )  
Wood door with brass handles, ceiling spotlights, vinyl floor, side aspect uPVC double glazed window, low flush WC, pedestal wash hand basin, shower cubicle with electric shower and a wall mounted mirrored vanity unit.

**BEDROOM ONE** 13'1" x 9'4" (4m x 2.86m )  
Wood door with brass handles, central ceiling light, carpeted floor, rear aspect uPVC double glazed window and fitted wardrobes.

**BEDROOM TWO** 11'8" x 9'8" (3.58m x 2.96m )  
Wood door with brass handles, carpeted floor, central ceiling light, fitted mirrored wardrobes and a sliding uPVC door to the conservatory.

**CONSERVATORY** 11'8" x 9'3" (3.57m x 2.82m )  
Of brick and uPVC double glazed construction with a carpeted floor and door to the rear garden.

**KITCHEN** 11'5" x 8'2" (3.50m x 2.51)  
Wood door with brass handles, brushed chrome spotlights, vinyl floor, front aspect uPVC double glazed window. A range of wall and base units, plumbing for a washing machine, stainless steel drainer sink, integrated four ring gas hob and eye level electric oven and grill, extractor fan, space for a dryer and splash back tiling.





#### **LOUNGE/DINER**

21'8" x 12'10" (6.62m x 3.92m )

Wood door with brass handles and privacy glass panels, carpeted floor, ceiling spotlights, front aspect uPVC double glazed window, light tunnel, fire place with stone hearth and surround and electric fire.

#### **GARAGE**

16'9"x 9'2" (5.13mx 2.81m)

With electric roller door, uPVC pedestrian door, uPVC double glazed window, power and light.

#### **EXTERIOR**

To the front a gravelled garden with mature borders and trees with a driveway. To the rear a lawn with flagged path, mature borders, a second small lawned area with fruit trees and a fence surround.

#### **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 :**

Stanford 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.

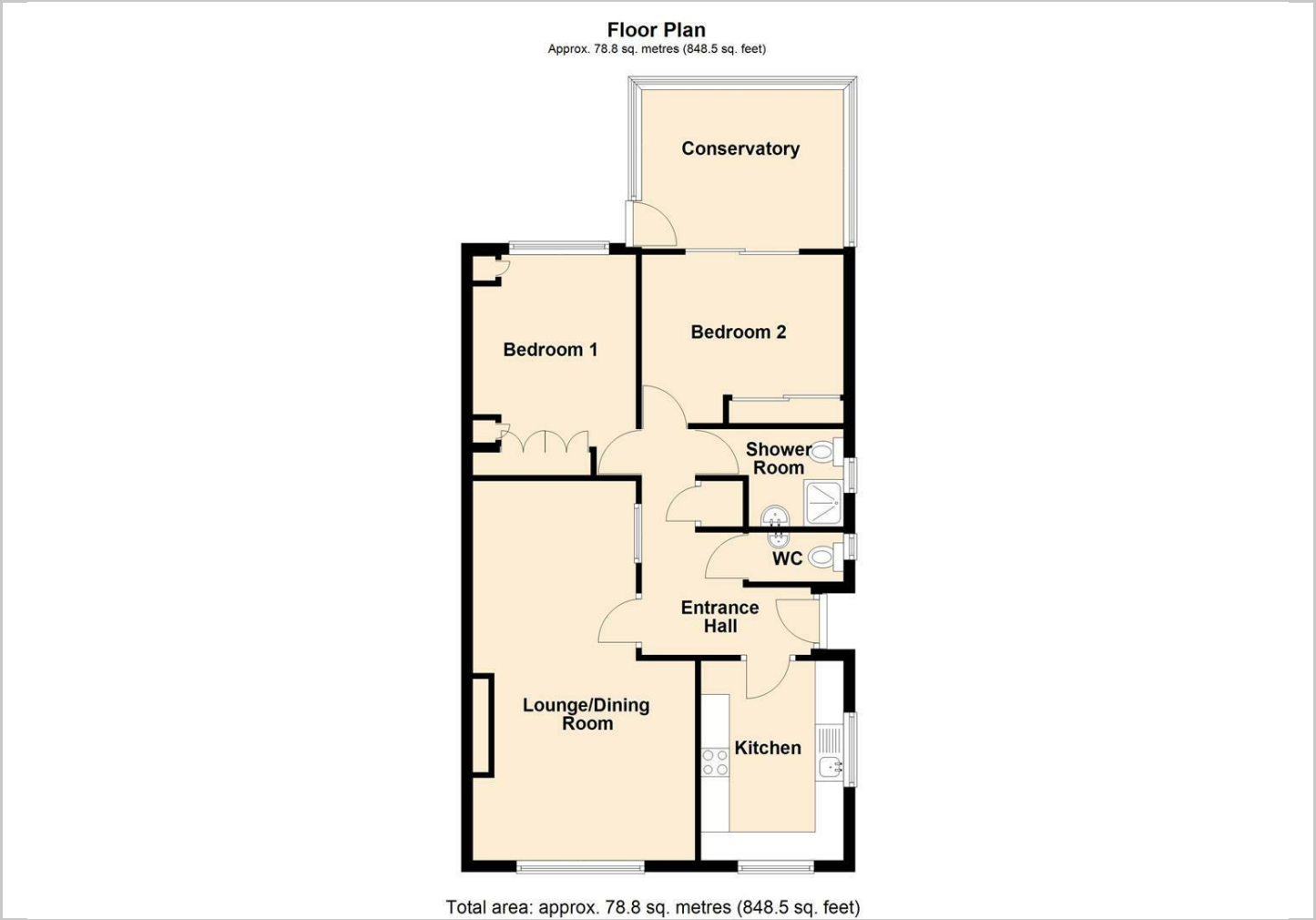








Floor Plans



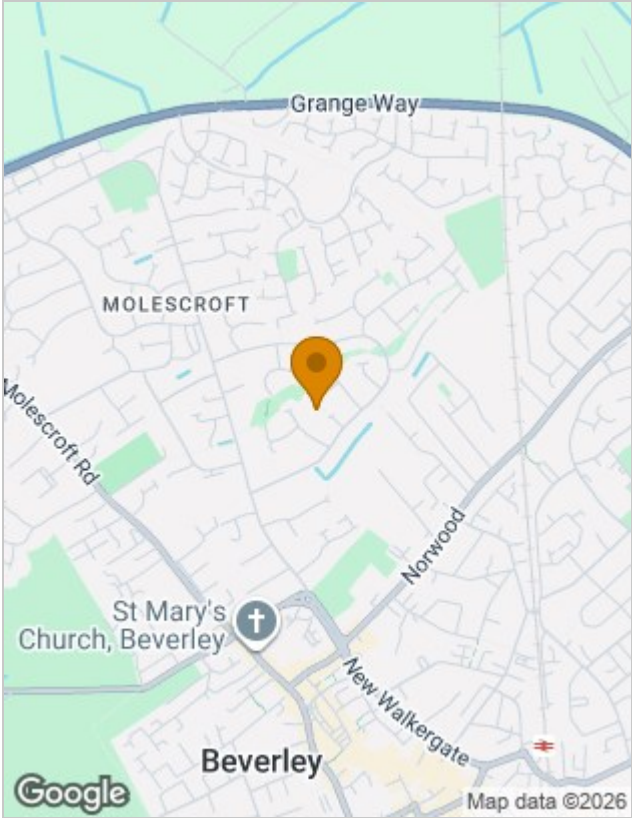
Viewing

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

