



50 Northfield Road, Beverley, HU17 7HW

For Sale By Informal Tender £450,000



50 Northfield Road

Beverley, HU17 7HW

- Fantastic 1/3 acre plot (approx.) in a popular Molescroft location
- Requires a programme of modernisation and upgrade
- Two double garages (approx. 380 Sq. Ft. each)
- Mature plot with driveway
- Truly unique opportunity
- Circa 2300 Sq. Ft
- Elevated head of cul-de-sac position
- Informal Tender- Closing date 10th of November

A Rare Opportunity, one third of an acre in a Prime Molescroft Position

The elevated plot offers scope for both re-development for owner occupiers and developers alike.

A fantastic opportunity has arisen to acquire a substantial bungalow, Built in 1972 set within a particularly generous plot in one of Beverley's most sought after residential areas. Properties of this scale, in this location, rarely come to the market, making this an exceptional proposition for buyers seeking the perfect canvas for a truly exceptional home.

The property itself extends to approximately 2300 sq ft and offers outstanding scope for refurbishment, redesign or further development (subject to the necessary consents). The accommodation is already notably versatile, allowing for up to five bedrooms, including a principal suite measuring an impressive 26ft with ensuite shower room. Three further doubles and a versatile single, ideal as a nursery or study ensure space for both family life and visiting guests.

The heart of the home is the generous lounge dining area, which is almost 30ft in length, complete with a feature brick fireplace – a room made for entertaining or for cosy evenings in. An elevated dining area with sliding patio doors connects seamlessly to the garden and sits just off the kitchen, itself a remarkable 17ft by 15ft, easily accommodating family dining and entertaining. Further flexibility is provided by a side entrance that leads to an additional reception area or bedroom, as well as a conservatory overlooking the garden.



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AGENTS NOTE - TENDER PROCESS

The subject property is for sale by informal tender.

The closing date being 12 noon on MONDAY 10th of November. Any party wishing to make an offer should do so in a sealed envelope clearly marked 'Informal Tender' with the address, 50 NORTHFIELD ROAD, BEVERLEY, written on the front of the envelope. All bids should be submitted for the attention of Ben Wright, Staniford Grays Estate Agents, 18 North Bar Within, Beverley, HU17 8AX. The offer should be clearly identifiable as to what the offer is and any condition under which the offer is made. The vendors will open the offers received with the sole selling agent and the successful party will be informed. The vendors reserve the right to accept the offer which in their opinion is the best offer. The vendors are under no obligation to accept a bid should it not be at an acceptable level to them. The vendors also reserve the right to end the tender process if an acceptable offer is received prior to the closing date. For further tender details please refer to the tender information pack which will be provided upon request.

ACCOMMODATION COMPRISES

ENTRANCE HALL 17'0" x 9'11" (5.20m x 3.03m)
A hardwood entrance door with privacy glass panels, carpeted floor, pendant light fitting, built in cupboard and hardwood glazed window.

INNER HALL 32'5" x 3'11" (9.89m x 1.20m)
Carpeted floor, two pendant light fittings,

PRINCIPAL BEDROOM 26'5" x 10'10" (8.07m x 3.31m)
Wooden door with chrome handles, carpeted floor, pendant light fitting, a wall light, front aspect uPVC double glazed window, side aspect uPVC double glazed window and fitted wardrobes.

ENSUITE SHOWER ROOM 7'6" x 5'11" (2.31m x 1.82m)
Wooden door with chrome handles, vinyl floor, wall mounted strip light, rear aspect uPVC double glazed window, low flush WC, wall mounted vanity unit, wash hand basin, shower cubicle with shower and electric towel rail.

BEDROOM TWO 13'7" x 9'7" (4.15m x 2.93m)
Wooden door with chrome handles, carpeted floor, front aspect uPVC double glazed window and a loft hatch.

BEDROOM THREE 13'4" x 11'2" (4.07m x 3.42m)
Wooden door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and fitted wardrobes.

BEDROOM FOUR 7'7" x 7'6" (2.32m x 2.30m)
Wooden door with chrome handles, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window.

CLOAKROOM/WC 7'6" x 5'9" (2.30m x 1.76m)
Wooden door with chrome handles, carpeted floor, central ceiling light, rear aspect uPVC double glazed privacy window, airing cupboard, wall mounted wash hand basin, low flush WC and half splash back tiles.

FAMILY BATHROOM 9'3" x 7'6" (2.83m x 2.29m)
Wooden door with chrome handles, vinyl floor, central ceiling light, rear aspect uPVC double glazed window, low flush WC, pedestal wash hand basin, panelled bath, shower cubicle with mixer shower and a wall mounted vanity unit.



LOUNGE/DINER 29'1" x 18'7" (8.88m x 5.67m)
Wooden door with chrome handles, aluminium sliding patio doors, carpeted floor, pendant light fitting, four wall lights, side aspect uPVC double glazed window, front aspect hardwood double glazed window, brick fire place with gas fire.

KITCHEN 17'7" x 15'5" (5.38m x 4.70m)
Wooden door with chrome handles, carpeted floor, two strip lights, front aspect uPVC double glazed window, side aspect uPVC double glazed window, a range of wall and base units, integrated four ring electric hob, electric oven, space for a fridge freezer, double stainless steel drainer sink with mixer tap and splash back tiles. With recently fitted boiler.

UTILITY ROOM 12'3" x 5'7" (3.75m x 1.72m)
Wooden door with chrome handles, vinyl floor, central ceiling light, two rear aspect uPVC double glazed windows, stainless steel sink with mixer tap, a range of wall and base units and half splash back tiling. Plumbing for washing machine.

SIDE PORCH 7'0" x 6'6" (2.15m x 2m)
Wooden door with privacy glass panel, side aspect uPVC double glazed privacy window, central ceiling light, tiled floor, uPVC side entrance door with privacy glass panel.

BEDROOM FIVE/STUDY 14'7" x 12'0" (4.46m x 3.67m)
Wooden door with chrome handles, carpeted floor, two pendant light fittings, side aspect uPVC double glazed window, aluminium sliding door to conservatory.

CONSERVATORY 13'8" x 8'0" (4.19m x 2.44m)
Tiled floor, wall light, uPVC sliding patio door to the garden.

RIGHT HAND GARAGE 21'10" x 17'4" (6.68m x 5.30m)
With manual up and over door, two side aspect uPVC double glazed windows, rear aspect uPVC double glazed window, power and light

LEFT HAND GARAGE 21'10" x 17'4" (6.68m x 5.30m)
With manual up and over door, side pedestrian door, side aspect uPVC double glazed window, rear aspect uPVC double glazed window, power and light. Also has vehicle inspection pit, water supply and fitted sink.

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

EXTERNAL
To the front there is a long concrete driveway which leads to the two double garages and turning circle. An area of lawn with mature borders and hedge and perimeter wooden fencing. To the rear a landscaped lawned garden with a flagged patio area, mature borders, a number of fruit bearing trees, a modern greenhouse and a pond with steps behind. Mature hedges and borders line the boundary.

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



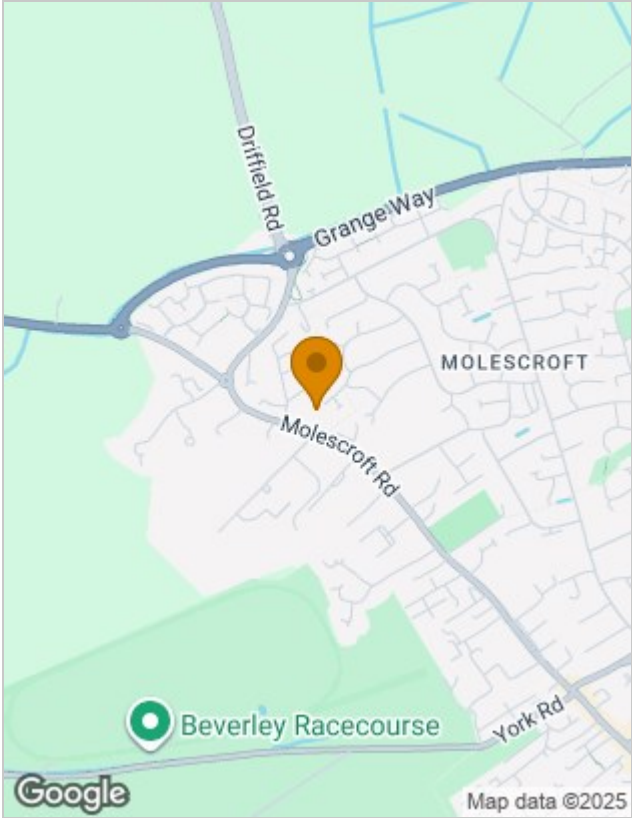
Viewing

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.

18 North Bar Within, Beverley, East Riding of Yorkshire,
Tel: 01482 866304 Email: bevsales@stanifords.com

Location Map



Energy Performance Graph

