

staniford
grays



1 Alder Close, Beverley, HU17 7DQ

Asking Price £190,000





1 Alder Close

Beverley, HU17 7DQ

- TWO BEDROOMS SEMI DETACHED HOUSE
- OFF STREET PARKING FOR TWO VEHICLES
- LAWNED AND PATIO REAR GARDEN
- POPULAR MOLESCROFT LOCATION

A fantastic two bedroom semi detached home in the popular Molescroft area of Beverley!

Positioned in the highly sought after Molescroft area of Beverley, this modern two bedroom semi-detached home, was built around ten years ago. This home offers modern, low maintenance living that will appeal to first time buyers, couples and those looking to downsize.

The property enjoys a smart and contemporary feel throughout, with well proportioned accommodation designed for modern lifestyles. To the rear, a pleasant garden provides the perfect space to relax or entertain, featuring a lawned area alongside a patio ideal for outdoor dining during the warmer months.

Practicality is equally well catered for, with off-street parking available for two vehicles to the front of the property.

Molescroft remains one of Beverley's most desirable residential areas thanks to its excellent local amenities, including nearby shops and well regarded schools. The historic town centre of Beverley is just a short distance away, offering a wide range of restaurants, cafés and independent retailers, along with the stunning Beverley Minster and two vibrant market squares.

For commuters, the property is well placed for convenient access to the A1079, providing direct routes towards Hull and York, while Beverley's railway station offers regular services to Hull and beyond.

Get in touch and book your viewing today!



Asking Price £190,000



ACCOMMODATION COMPRISES

- ENTRANCE HALL** 4'6" x 3'11" (1.39m x 1.21m)
Composite entrance door and luxury vinyl flooring.
- CLOAK ROOM/WC** 5'8" x 3'5" (1.74m x 1.05m)
Wooden door with chrome handles, luxury vinyl flooring, central ceiling light, pedestal wash hands basin with mixer tap, low flush WC and extractor fan.
- LOUNGE** 12'11" x 10'8" (3.94m x 3.26)
Wood door with chrome handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.
- KITCHEN** 14'4" x 10'0" (4.38m x 3.05m)
Wooden door with chrome handles, tiled "Amtico" flooring, uPVC French doors to the rear garden, two spotlight fittings, plumbing for dishwasher, plumbing for washing machine, integrated four ring gas hob with extractor fan above, electric oven, stainless steel drainer sink with mixer tap and a built in storage cupboard.
- STAIRCASE AND LANDING** 6'4" x 4'2" (1.94m x 1.29m)
Carpeted floor, uPVC side aspect window, wooden banister with spindles and a loft hatch.
- BATHROOM** 6'7" x 6'3" (2.02m x 1.92m)
Wood door with chrome handles, "Amtico" tiled floor, rear aspect uPVC double glazed privacy window, central ceiling light, towel radiator, splash back tiles, low flush WC, pedestal wash hand basin with mixer tap, extractor fan, bath with mixer tap and shower.
- BEDROOM TWO** 11'3" x 7'8" (3.43m x 2.35m)
Wooden door with chrome handles, carpeted floor, pendant light fitting and rear aspect uPVC double glazed window.
- BEDROOM ONE** 11'8" x 10'11" (3.58m x 3.35m)
Wooden door with chrome handles, carpeted floor, pendant light fitting, two front aspect uPVC double glazed windows, fitted wardrobes and two built in storage cupboards.

**EXTERIOR**

To the front a gravel parking area with concrete drive. To the rear a flagged patio with lawn with fence and wall surround and garden shed.

COUNCIL TAX:

We understand the current Council Tax Band to be B

SERVICES :

Mains water, gas, electricity and drainage are connected.

Service charges TBC

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



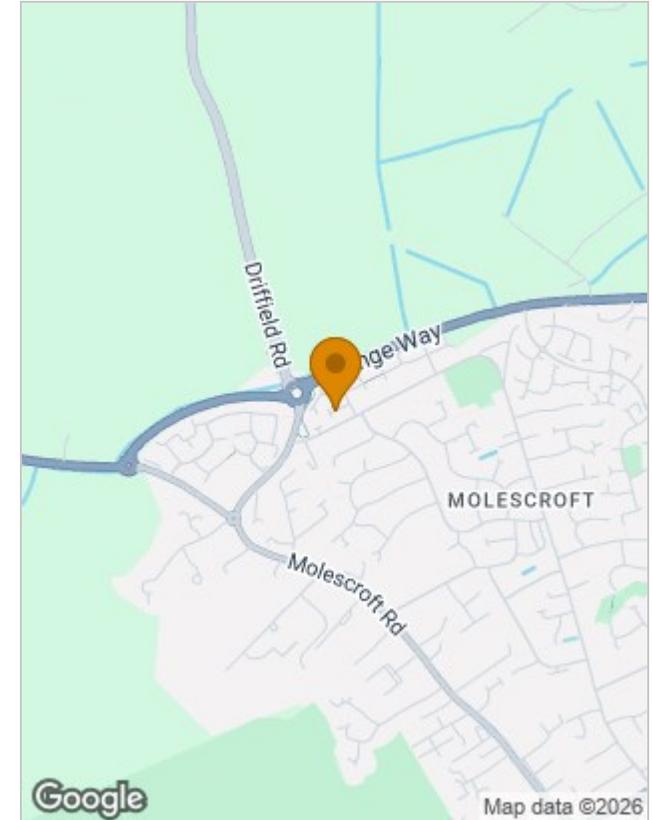
Viewing

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

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