



34 Hill Crest, Beverley, HU17 7HS

£215,000



34 Hill Crest

Beverley, HU17 7HS

- LOCATED IN THE HIGHLY SOUGHT AFTER MOLESCROFT AREA
- IDEAL FOR LOCAL SCHOOLS AND AMENITIES
- VERY WELL PRESENTED
- OFF STREET PARKING
- THREE BEDROOMS
- GOOD SIZED REAR GARDEN
- MODERN FITTED KITCHEN DINER

A very well presented three bedroomed semi detached property situated in the highly sought after Molescroft area of Beverley.

The property briefly comprises; entrance hallway, living room, modern fitted kitchen diner, ground floor WC and utility space. The first floor gives access to three bedrooms and house bathroom. There is off street parking to the front with garden and a well presented rear garden.

£215,000



ACCOMMODATION COMPRISES

ENTRANCE DOOR TO HALLWAY

With stairs to the first floor.

LIVING ROOM

14'8 x 11'3 (4.47m x 3.43m)

A central focal point is provided via a wood burning stove in surround , with a picture window to the front and radiator.

DINING KITCHEN

15'10 x 10'2 (4.83m x 3.10m)

With wall and base units, rolled top work surfaces, stainless steel sink. Space for a cooker, plumbing for a washing machine and dryer, radiator and airing cupboard.

REAR HALLWAY

Has a door to the front and rear with radiator.

WC

Has a low flush WC and a window to the side.

FIRST FLOOR LANDING

Has loft access, window to the side and radiator.

BEDROOM ONE

13'1 x 10'3 (3.99m x 3.12m)

Window to the front and radiator.

BEDROOM TWO

11'8 x 9'5 (3.56m x 2.87m)

Window to the front and radiator.

BEDROOM THREE

9'6 x 7'3 (2.90m x 2.21m)

Window to the front and radiator.



HOUSE BATHROOM

Has a panel bath with mains fed shower over and glass shower screen, low flush WC, pillared wash hand basin, window to the rear and radiator.

EXTERNAL

To the front of the property is a lawned garden with a driveway to the side allowing for off street parking.

To the rear is a private garden with patio terrace, large lawned garden, with shed and further seating area. All set in fenced and hedged surrounds.

COUNCIL TAX:

We understand the current Council Tax Band to be B

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 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

