



14 Cherry Tree Lane, Beverley, HU17 0BB

£130,000



14 Cherry Tree Lane

Beverley, HU17 0BB

- NO ONWARD CHAIN
- SOME MODERNISATION REQUIRED
- LARGE THROUGH LIVING DINING ROOM
- TWO BEDROOMED END TERRACE
- REAR COURTYARD GARDEN
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- FIRST FLOOR BATHROOM

A two bedroomed tend terrace property in the East Yorkshire market town of Beverley. The property is in need of some renovation, and is ideal for first time buyers or investors.

Briefly comprising entrance hallway, through living dining room, kitchen, ground floor WC. The first floor gives access to two double bedrooms and house bathroom.

£130,000



ACCOMMODATION COMPRISES

ENTRANCE DOOR TO HALLWAY

With radiator and stairs to the first floor.

THROUGH LIVING DINING ROOM

25'4 x 11' max (7.72m x 3.35m max)

There are windows to front and rear, two radiators, storage cupboard, under stairs storage cupboard and radiator.

KITCHEN

10'2 x 6'3 (3.10m x 1.91m)

With wall and base units, rolled top work surfaces, electric oven, window to the side and door to the side.

UTILITY

6'8 x 5'5 (2.03m x 1.65m)

Stainless steel sink with mixer tap, plumbing for a washing machine, radiator and window to the side.

GROUND FLOOR WC

Has a low flush WC and window to the rear.

FIRST FLOOR LANDING

Has storage cupboard and loft access.

MASTER BEDROOM

14'4 x 12' (4.37m x 3.66m)

Window to the front and radiator.

BEDROOM TWO

12'10 x 8'11 (3.91m x 2.72m)

Window to the rear and radiator.



HOUSE BATHROOM

Has a panel bath with shower attachment, low flush WC, pillared wash hand basin, window to the side and radiator.

EXTERNAL

Courtyard garden to the rear with a large wood built storage shed.

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 :

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@stanfordsg.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

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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

