



1 Snowden Close, Beverley, HU17 0WG

£280,000



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Beverley, HU17 0WG

- THREE BEDROOMS
- 20FT LOUNGE DINING ROOM
- OFF STREET PARKING
- £10,000 ALLOWANCE TOWARDS DEPOSIT
- MAIN BEDROOM WITH ENSUITE
- MODERN LIGHT AND AIRY KITCHEN
- PRIVATE REAR GARDEN

This delightful three-bedroom detached family home is positioned in a cul-de-sac and located in the Parklands area of Beverley.

A spacious ground floor offers a modern kitchen with a central island and a number of integrated appliances. Off the kitchen, the day room offers additional living space tastefully converted from the garage. A convenient cloakroom and the 20ft long living/dining room with large sliding patio doors to the rear garden complete the ground floor accommodation.

Heading up to the first floor, a superior bedroom with an ensuite shower room awaits. Together with a family bathroom with three piece suite and shower over the bath and two further good sized bedrooms positioned at the rear of the house. The rear garden offers a flagged patio and lawn while the front of the house is designed for parking two vehicles.



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ACCOMMODATION COMPRISES

ENTRANCE HALL

Accessed via composite front door with luxury vinyl floor, pendant light fitting, and side aspect uPVC double glazed window.

KITCHEN

13'10" x 8'3" (4.24 x 2.52)
Wooden door with glass panel, luxury vinyl floor, front aspect uPVC double glazed window, stainless steel drainer sink with mixer tap, six ceiling spotlights, four ring gas hob with glass splash back, tiled splash backs, central island with storage and a range of wall and base units. Integrated appliances include a dishwasher, washing machine and fridge freezer.

DAYROOM

17'5" x 8'3" (5.32 x 2.54)
A stepped room with arched entrance, carpeted floor, five ceiling spotlights, uPVC double glazed front aspect window, wall mounted radiator, two utility cupboards.

CLOAKROOM/ WC

7'2" x 3'7" (2.19 x 1.11)
Wooden door with chrome handles, luxury vinyl floor, pendent light fitting, side aspect uPVC double glazed privacy window, wall mounted radiator, low flush WC and pedestal wash hand basin with tiled splash backs.

LOUNGE DINING ROOM

20'7" x 12'5" (6.28 x 3.81)
Wooden door with chrome handles, carpeted floor, two pendent light fittings, two wall mounted radiators, sliding patio doors to the rear garden.

STAIRCASE AND LANDING

11'5" x 6'1" (3.50 x 1.87)
Carpeted floor, pendent light fitting, side aspect uPVC double glazed window, wall mounted radiator, storage cupboard.

SUPERIOR BEDROOM

11'8" x 10'10" (3.58 x 3.32)
Wooden door with chrome handles, carpeted floor, pendent light fitting, front aspect uPVC double glazed window, wall mounted radiator.



ENSUITE

8'7" x 4'6" (2.63 x 1.39)

Wooden door with chrome handles, luxury vinyl floor, three spotlights, front aspect uPVC double glazed privacy window, shower enclosure with mixer shower, chrome towel radiator, low flush WC, pedestal wash hand basin, half tiled splash backs, wall mounted vanity unit with mirror and extractor fan.

BEDROOM TWO

11'2" x 8'7" (3.42 x 2.64)

Wooden door with chrome handles, carpeted floor, pendent light fitting, rear aspect uPVC double glazed window, wall mounted radiator.

BEDROOM THREE

11'8" x 7'11" (3.58 x 2.43)

Wooden door with chrome handles, carpeted floor, pendent light fitting, rear aspect uPVC double glazed window, wall mounted radiator.

HOUSE BATHROOM

8'7" x 6'6" (2.64 x 1.99)

Wood door with chrome handles, luxury vinyl floor, bath with mixer shower over, pedestal wash hand basin with mixer tap, low flush WC, chrome towel radiator, side aspect uPVC double glazed privacy window, half tiled splash backs.

EXTERNAL

To the front a lawned garden with two flagged paths with gravel border and concrete hard standing for parking.

To the rear a lawn with flagged patio, brick wall and fence surround with wooden planters and wooden garden shed. Side gate and flagged path leading to the driveway.

COUNCIL TAX:

We understand the current Council Tax Band to be D

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



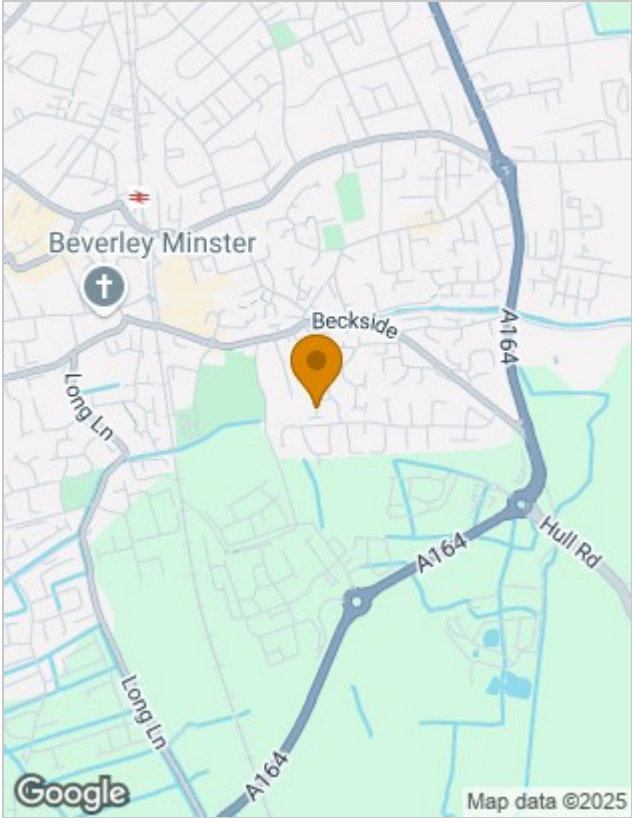
Viewing

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.

3 Sow Hill Road, Beverley, East Riding of Yorkshire,
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Location Map



Energy Performance Graph

