

# staniford grays



23 Foxglove Way, Beverley, HU17 7SQ

Offers In The Region Of £195,000





# 23 Foxglove Way

Beverley, HU17 7SQ

- TWO DOUBLE BEDROOMS
- IDEAL FIRST TIME BUYER OR DOWNSIZER HOME
- GROUND FLOOR WC
- OFF STREET PARKING
- REAR GARDEN
- LOCATED IN THE POPULAR MOLESCROFT AREA

A beautifully presented delightful modern end of terrace two bedroom home located in the popular Molescroft area of Beverley. This property is the perfect starter home or ideal if you are looking to downsize. With a practical kitchen, spacious lounge/diner with French doors to the garden and two good sized bedrooms, plus plenty of storage this property ticks a lot of boxes. The main bathroom has a shower over the bath and there is a ground floor cloak room/WC as well as a parking space directly in front of the property.

Whether you're stepping onto the property ladder, looking for a modern low-maintenance home, or ready to downsize without compromise, this gem is ready to impress. Get in touch to book your viewing today!



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## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 10'6" x 3'7" (3.22m x 1.10m )  
Composite front door with chrome handles, luxury vinyl floor and a pendant light fitting.

**CLOAK ROOM/WC** 4'11" x 2'9" (1.50m x 0.86m )  
Wood door with chrome handles, luxury vinyl floor, pendant light fitting, side aspect uPVC double glazed window, corner wash hand basin with mixer tap and a low flush WC.

**LOUNGE** 16'0" x 13'7" (4.89m x 4.15m )  
Woo door with chrome handles, uPVC French doors to the rear garden, luxury vinyl floor, two pendant light fittings and an understairs storage cupboard.

**KITCHEN** 9'10" x 6'6" (3m x 2m)  
Woo door with chrome handles, tiled floor, ceiling spotlights, front aspect uPVC double glazed window, integrated dishwasher, four ring gas hob, electric oven, fridge freezer and extractor fan.

**STAIRCASE AND LANDING** 7'8" x 6'7" (2.34m x 2.01m)  
Carpeted floor, pendant light fitting, wooden bannister with spindles and a loft hatch.

**BEDROOM ONE** 13'7" x 10'5" (4.16m x 3.19m )  
Wood door with chrome handles, carpeted floor, pendant light fitting, two rear aspect uPVC double glazed windows.

**BEDROOM TWO** 10'5" x 8'7" (3.18m x 2.62m )  
Woo door with chrome handles, carpeted floor, pendant light fitting, two front aspect uPVC double glazed windows and two built in wardrobes.

**BATHROOM** 6'6" x 4'10" (1.99m x 1.49m)  
Wood door with chrome handles, ceiling spotlights, vinyl floor, towel radiator, low flush WC, pedestal wash hand basin with mixer tap, bath with mixer tap and electric shower, extractor fan and a mirrored vanity unit.



#### **EXTERIOR**

To the front

To the rear

#### **AGENTS NOTE**

There is a service charge of £180.00 per annum for maintenance of communal areas payable to First Port management company.

#### **COUNCIL TAX:**

We understand the current Council Tax Band to be C

#### **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



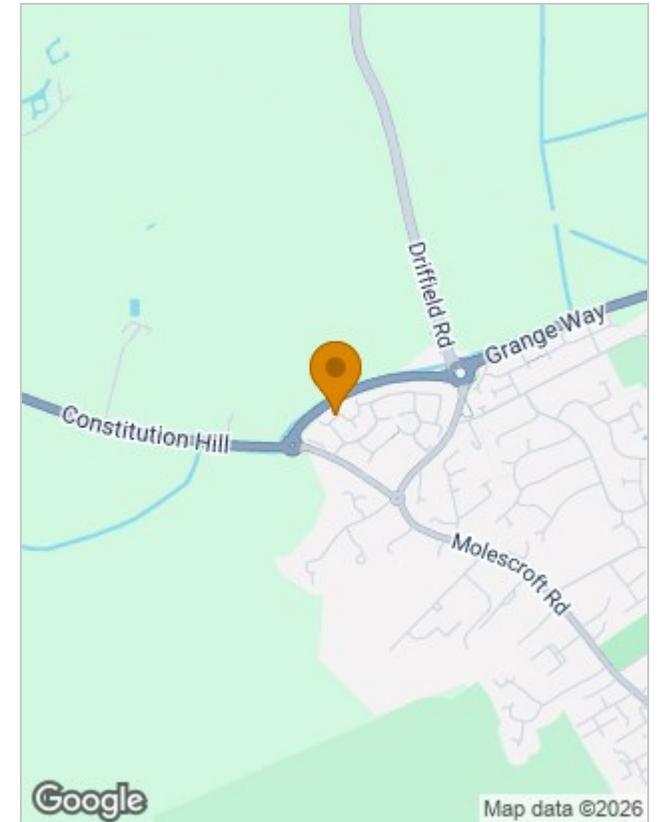
## Viewing

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

