

staniford
grays



4 Bullfinch Close, Beverley, HU17 8GJ

£290,000





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Beverley, HU17 8GJ

- MODERN DETACHED FAMILY HOME
- INTEGRAL GARAGE
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- CUL - DE - SAC POSITION
- GENEROUS REAR GARDEN
- THREE BEDROOMS

A fantastic modern three bedroom detached family home located in the South West area of Beverley.

Situated in a quiet cul-de-sac position, this modern three bedroom detached family home offers modern, well balanced accommodation, ideal for growing families and professionals alike. Conveniently located close to Morrisons supermarket and the Co-op convenience shop as well as a range of everyday amenities. The property benefits from excellent access to the A1079, providing straightforward routes to Hull, York and the wider motorway network.

The accommodation briefly comprises an inviting entrance hall, cloakroom/WC, spacious lounge featuring a charming half bay window. A modern fitted dining kitchen diner overlooking the rear garden with a separate utility room adding further practicality.

To the first floor, the principal bedroom enjoys the luxury of an ensuite shower room and walk in wardrobe, while two further well proportioned double bedrooms are served by a contemporary family bathroom fitted with a three piece suite.

Externally, the property continues to impress with off street parking for multiple vehicles to the front and an integral garage. To the rear is a generous enclosed garden, offering excellent space for children, entertaining and outdoor relaxation.

Beverley town centre is within easy reach, offering an excellent selection of shops, cafés, restaurants and leisure facilities, together with highly regarded schooling and a mainline railway station.

A superb opportunity to acquire a ready to move into detached home in a popular and convenient residential setting.



£290,000



ACCOMMODATION COMPRISES

ENTRANCE HALL 6'2" x 4'1" (1.90m x 1.26m)
uPVC entrance door with privacy glass panels, hardwood flooring and a pendant light fitting.

LOUNGE 16'7" x 10'4" (5.06m x 3.17m)
Wooden door with chrome handles, hardwood floor, pendant light fitting, front aspect uPVC half bay window, under stairs cupboard.

KITCHEN 17'3" x 12'5" (5.28m x 3.79m)
Wooden door with chrome handles, tiled floor, pendant light fitting, ceiling spotlights, one and a half bowl drainer sink with mixer tap, rear aspect uPVC double glazed window, uPVC French doors to the rear garden, a range of wall and base units, integrated four ring gas hob and electric oven and space for a fridge freezer.

UTILITY ROOM 5'2" x 4'11" (1.58m x 1.50m)
Wood door with chrome handles, composite rear door with glass panels, ceiling spotlights, tiled floor, work top with plumbing for a washer and space for a dryer.

CLOAK ROOM/WC 5'2" x 30'11" (1.58m x 0.92m)
Wooden door with chrome handles, tiled floor, central ceiling light, side aspect uPVC privacy glass window, low flush WC and a pedestal wash hand basin.

STAIRCASE AND LANDING 6'5" x 3'6" (1.98m x 1.08m)
Carpeted floor, wooden hand rail, loft hatch and pendant a light fitting.

PRINCIPAL BEDROOM 12'0" x 9'0" (3.66m x 2.75m)
Wooden door with chrome handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window. Walk in wardrobe (2.22m x 1.67m) with mirrored sliding doors, pendant light fitting and rear aspect uPVC double glazed window.

ENSUITE SHOWER ROOM 6'10" x 3'10" (2.10m x 1.18m)
Wooden door with chrome handles, luxury vinyl floor, low flush WC, ceiling spotlights, pedestal wash hand basin, shower enclosure with mixer shower and splash back tiling.



FAMILY BATHROOM

6'3" x 6'3" (1.92m x 1.92m)

Wooden door with chrome handles, luxury vinyl flooring, rear aspect uPVC privacy glass window, central ceiling light, pedestal wash hand basin with mixer tap, low flush WC, bath with mixer tap and hand held shower with splash back tiling.

BEDROOM TWO

11'1" x 10'5" (3.39m x 3.18m)

Wooden door with chrome handles, laminate floor, pendant light fitting, front aspect uPVC double glazed window and built in wardrobe.

BEDROOM THREE

10'8" x 6'3" (3.26m x 1.93m)

Wooden door with chrome handles, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window.

GARAGE

17'5" x 8'8" (5.31m x 2.66m)

With manual up and over door, power and light.

EXTERIOR

To the front concrete driveway with parking for multiple vehicles, side lawned garden with shrub and wooden fence border. To the rear a lawned garden with fence surround, flagged patio area and flagged side path with a gate.

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



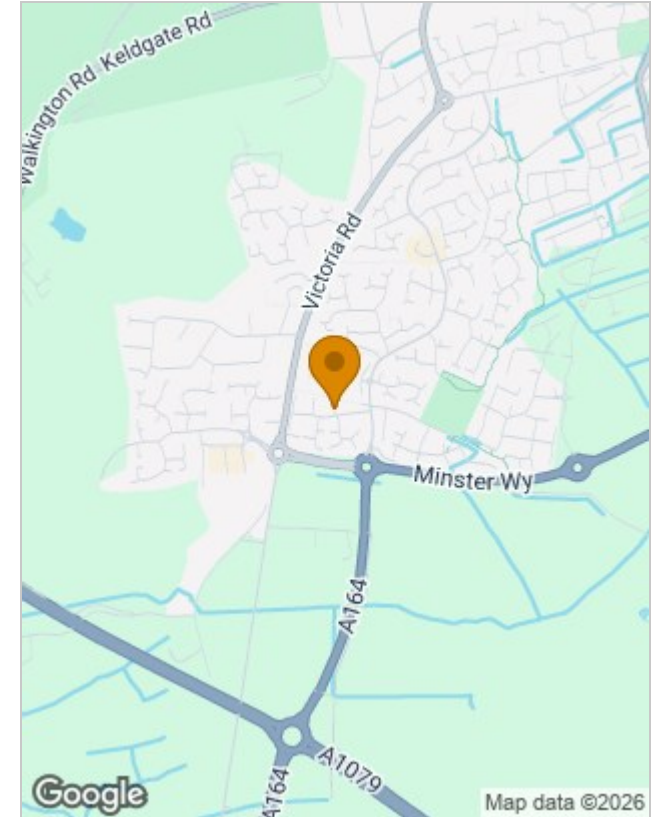
Viewing

Please contact our Beverley Office 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
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	