



28 The Paddock, Beverley, HU17 7HB

Offers Over £250,000



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- THREE BEDROOM FAMILY HOME
- GARAGE
- TRADITIONAL FEATURES
- GENEROUS REAR GARDEN
- OFF STREET PARKING
- LARGE PATIO AREA

A delightful cosy three bedroom semi detached family home in a popular Molescroft position.

This family home is beautifully presented with engineered wood floors, a roll top bath, stair rods, traditional light fittings and radiators, giving it a lovely inviting and homely feel. The kitchen has French doors to the deceptively generous rear garden which offers a full width flagged patio area ideal for al fresco dining and entertaining.

Up stairs there are two double bedrooms with a third single bedroom currently set up as an office together with a family bathroom with roll top bath.

A block paved area to the front for parking and a shared drive with garage add further convenience to would be purchasers.

Get in touch and book your viewing today!



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ACCOMMODATION COMPRISES

ENTRANCE HALL 12'11" x 5'8" (3.95m x 1.74m)
Composite entrance door with privacy glass panel, engineered wood floor, pendant light fitting, side aspect uPVC double glazed window and an understairs carpet.

LOUNGE 14'6" x 11'9" (4.43m x 3.60m)
Oak door with brushed chrome handles, engineered wood floor, antique brass pendant light fitting, front aspect uPVC double glazed bay window, fire place with stone hearth and wood burning stove.

STAIRCASE AND LANDING 11'10" x 7'8" (3.61m x 2.35m)
Carpeted floor, side aspect uPVC double glazed privacy window, two storage cupboards, loft hatch and an airing cupboard.

BATHROOM 7'7" x 5'5" (2.33m x 1.67m)
Oak door with brushed chrome handles, vinyl floor, ceiling spotlights, rear aspect uPVC double glazed privacy window, low flush WC, pendant wash hand basin, roll top bath with mixer tap and hand held shower.

BEDROOM ONE 11'5" x 9'11" (3.48m x 3.04m)
Oak door with brushed chrome handles, carpeted floor and a rear aspect uPVC double glazed window.

BEDROOM TWO 13'0" x 9'10" (3.97m x 3m)
Oak door with brushed chrome handles, carpeted floor, triple pendant light fitting, front aspect uPVC double glazed bay window.

BEDROOM THREE 7'10" x 7'7" (2.41m x 2.33m)
Oak wood door with brushed chrome handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.



KITCHEN DINER

17'11" x 12'5" (5.47m x 3.79m)

Oak door with brushed chrome handles, tiled floor, ceiling spotlights and two pendant light fittings. Rear and side aspect uPVC double glazed windows and matching French doors to the rear garden. A range of wall units, integrated four ring gas hob and electric oven with full splash back tiling.

GARAGE

15'8" x 8'3" (4.79m x 2.54m)

With electric roller door, power and light.

EXTERIOR

To the front a block paved parking area with a shared concrete and gravel driveway. To the rear a lawned garden with gravel borders, wooden fence surround. Flagged patio area with a wooden garden shed and gate.

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.

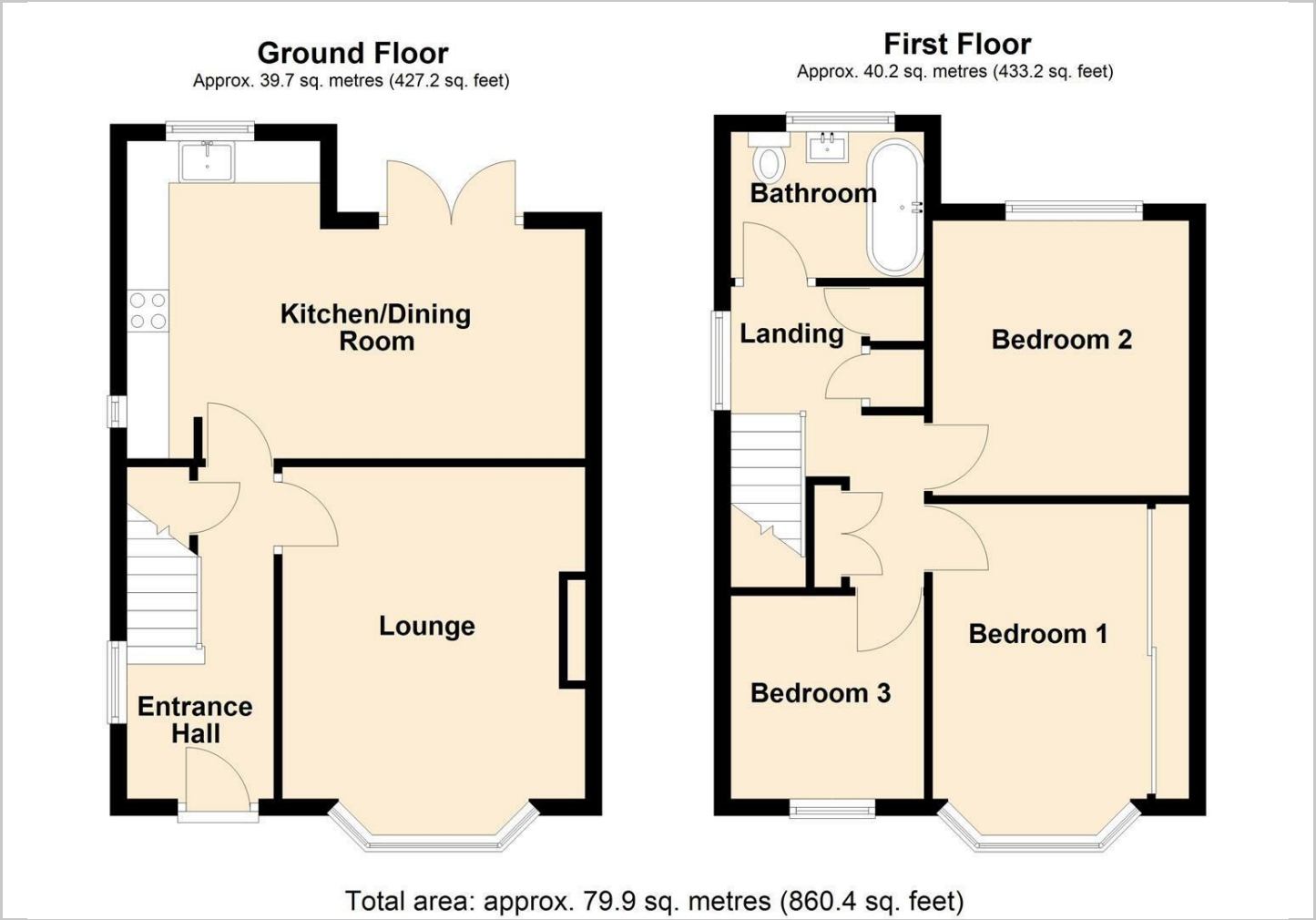
MISREPRESENTATION ACT 1967

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



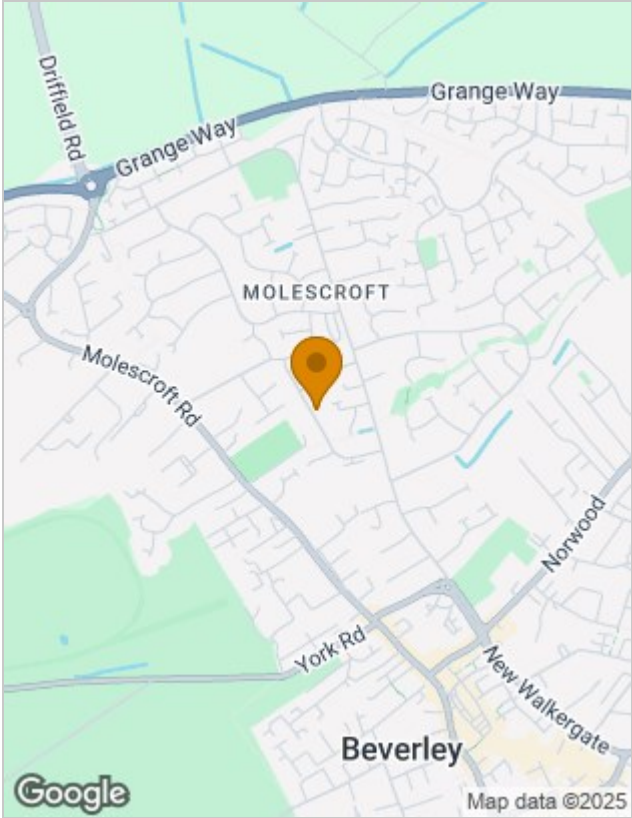
Viewing

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.

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Location Map



Energy Performance Graph

