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grays



34 Beech Close, Burstwick, Hull, HU12 9HN

£180,000





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Hull, HU12 9HN

- GENEROUSLY SIZED 3 BEDROOM HOME
- WELL PROPORTIONED GARDENS
- PARKING TO DRIVEWAY
- COMPETITIVE PRICE POINT
- NO ONWARD CHAIN
- READY TO MOVE IN LIVING
- POPULAR VILLAGE SETTING
- VIEWING ADVISED

MODERN FAMILY HOME FOR SALE IN A POPULAR EAST HULL VILLAGE, BEING LOCATED IN A DESIRABLE CUL-DE-SAC SETTING.

Deceptively spacious with the benefit of three large bedrooms is this well styled family home. The arrangement of living space offers complete flexibility and comes suitable for a range of applicants looking for ready to move in living.

The versatile living space comprises; Entrance Hall, spacious Lounge leading through to a Dining Area and separate Kitchen. To the first floor a central landing gives access to two large double bedrooms and a further third bedroom and House Bathroom.

Externally dedicated parking is provided to the frontage with private and enclosed rear gardens.

Beech Close benefits from being within close proximity to local amenities with shops. The development is superbly located for quick and easy access to East Hull villages and the M62/A63 Corridor.

NO ONWARD CHAIN AND VIEWING ADVISED.



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GROUND FLOOR

ENTRANCE HALL 5'10" x 13'5" (1.80 x 4.11)
A welcoming entrance to this versatile property, suitable for first time buyers and families. With access to ground floor reception rooms and balustraded staircase to first floor level.

RECEPTION LOUNGE/DINING ROOM 24'0" x 8'4" (7.33m x 2.56m)
With outlook to the frontage via double glazed window and open plan to dining area. A central focal point is provided by a traditional surround and hearth with gas fire insert. Additional daylight is provided via french doors to the rear. Access through to Kitchen.

KITCHEN 9'10" x 9'4" (3.02m x 2.87m)
With window to rear and access door to side. A well appointed kitchen features wall and base units in a modern finish with contrasting work surfaces over, inset sink and drainer with feature mixer tap, low-level oven with four ring gas hob with extractor canopy over, space for freestanding white goods and tiling continuing throughout.

FIRST FLOOR

LANDING
Landing gives access to three generously proportioned bedrooms, loft access point and storage cupboard. Window to side elevation.

BEDROOM ONE 12'1" x 10'11" (3.70m x 3.33m)
Of double bedroom proportions with uPVC double glazed window to rear and space for freestanding bedroom furniture.

BEDROOM TWO 12'11" x 9'3" (3.96m x 2.83m)
Of double bedroom proportions with double glazed window to the front and space for bedroom furniture.

BEDROOM THREE 6'11" x 7'11" (2.13m x 2.42m)
With double glazed window to front.

HOUSE BATHROOM
Neutrally appointed throughout with double glazed privacy window to rear elevation, panelled bath with shower fitment, pedestal wash hand basin, low flush w.c, tiling to splashbacks.



EXTERNAL

Beech Close itself remains conveniently positioned in the delightful and picturesque village of Burstwick, with the village services and amenities remaining a short distance walk away, with the property forming part of a modern street scene of similarly styled properties. Parking features to the property frontage, with driveway leading to gated access to the rear. A pathway and patio extend from the building footprint, with laid to lawn grass section and close boarded fencing to perimeter boundaries, offering good levels of privacy and seclusion given the plot position and a bright facing orientation.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment via sole selling agent, Staniford Grays.

Website- Stanifords.com Tel: (01482) 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

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.

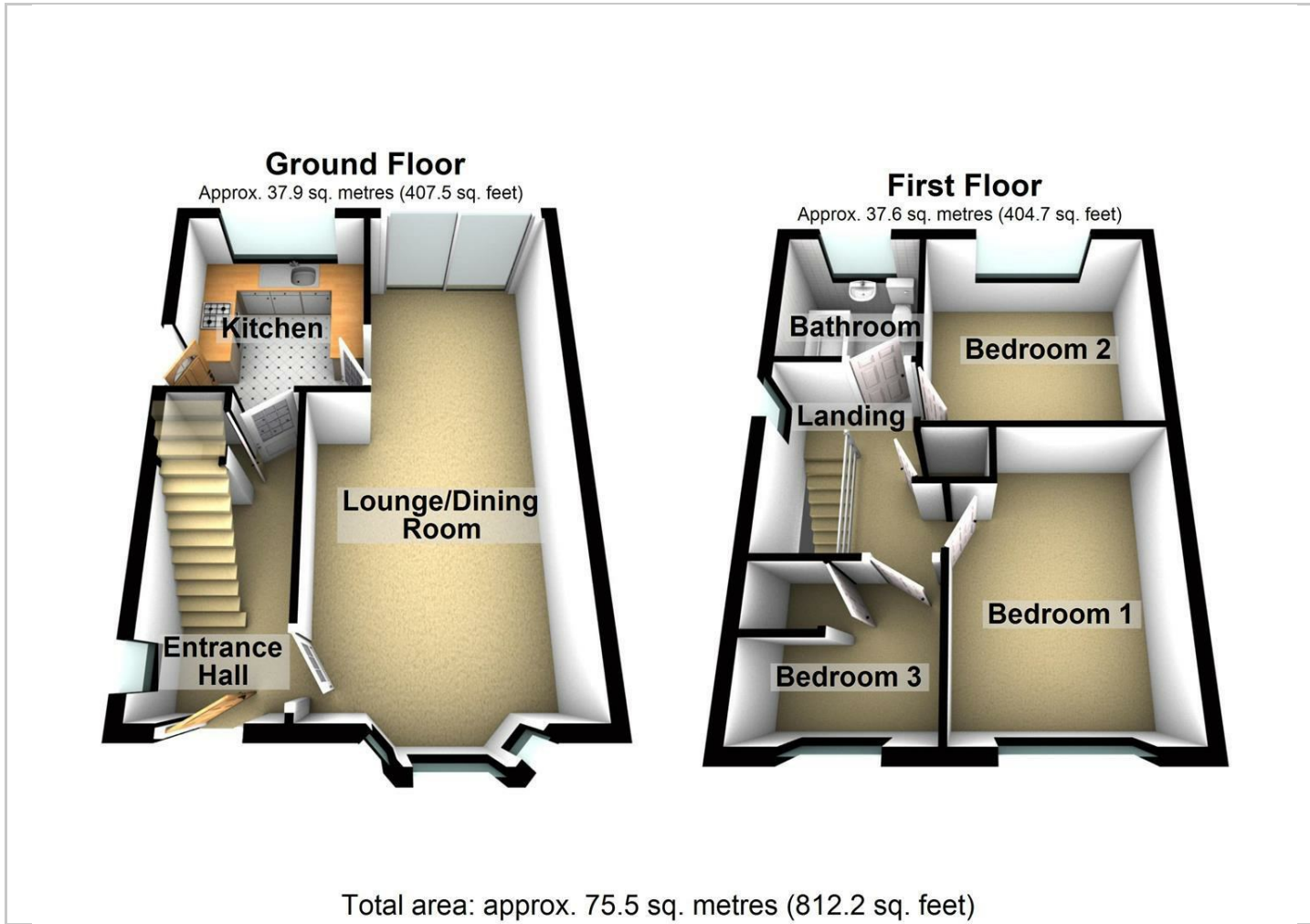
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FEES

The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



Floor Plans



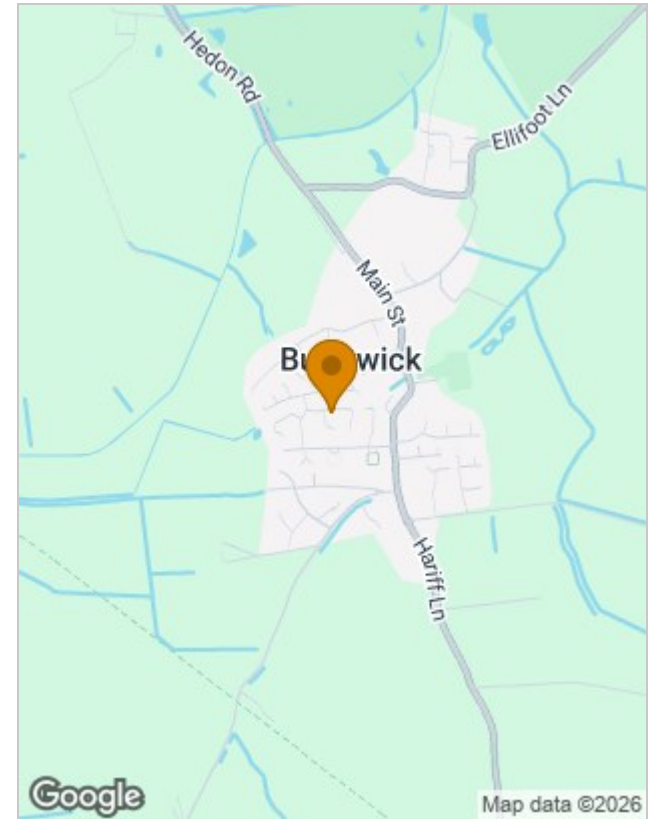
Viewing

Please contact our Swanland Office Office on 01482 631133 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

