



Chestnut Lodge 1 Chestnut Mews, Tickton, Beverley, East
Yorkshire, HU17 9TD

Immediate vacant possession available.

Occupying a quiet residential cul-de-sac location, this three bedroom three bathroom detached bungalow extends to some 1,600 square feet and offers; Entrance Hall, Lounge, separate Dining Room, modern fitted Breakfast Kitchen, Utility Room and Cloakroom, fitted Principal Bedroom with Ensuite Bathroom, second Bedroom and Family Bathroom at ground floor. At first floor there is provision of a further double Bedroom, Shower Room and walk-in store room. The garden is an enclosed courtyard and there is a forecourt garden area with lawned side garden with planted borders.

The property benefits from uPVC double glazing, gas fired central heating, and a double garage with electric up-and-over door.

£350,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With uPVC entrance door and side screen, with laminate floor finish with staircase approach to first floor and understairs storage cupboard.

LOUNGE

19'9" x 11'10"

With windows in two walls, with ornamental ceiling rose and moulded cornice, with feature fireplace surround and fitted gas fire.



DINING ROOM

12'3" x 11'9"

With laminate floor finish and moulded cornice, with access to;

CONSERVATORY

11'9" x 8'9"

Of uPVC construction with laminate floor finish with double doors to outside.



KITCHEN

14'4" x 11'3"

A modern fitted kitchen with an excellent range of built in base cupboards and drawers with working tops with matching wall storage cupboards and glass fronted display cupboards with tiled splash backs. Bosch integrated dishwasher, Stoves electric hob with extractor hood and canopy over, Neff double oven and grill, integrated larder fridge, cream single drainer sink unit with mixer tap. With bay window and door to outside.



INNER HALLWAY

Gives access to double garage.

CLOAKROOM

Low flush WC and wash basin with tiled splash back.

UTILITY ROOM

7'9" x 7'6"

With stainless steel single drainer sink unit with cupboard under, wall storage cupboard and two double pantry storage cupboards. Electric extractor fan, high level fuse box and Ideal Logic wall mounted gas central heating boiler, provides central heating and domestic hot water (not tested).

PRINCIPAL BEDROOM

14'6" x 11'10"

With central bed recess with built-in bedside cupboards with high level storage cupboards over, dressing table with three x three drawer chests, two ranges of wardrobe cupboards.



ENSUITE

Shower Room being fully tiled with tiling to floor coverings, large shower cubicle with fitted power shower, pedestal wash basin, low flush WC, electric extractor fan and heated towel rail.

BEDROOM TWO

11'6" x 9'6"

FAMILY BATHROOM

Being fully tiled with white suite comprising panel bath, pedestal wash basin, low flush WC, extractor fan and moulded cornice.



FIRST FLOOR

BEDROOM THREE

17'9" x 13'6"



SHOWER ROOM

Being half tiled with shower cubicle, pedestal wash basin and low flush WC plus under eaves storage cupboard.

WALK-IN STORE SPACE

6'10" x 4'9"

With under eaves store cupboard.

DOUBLE GARAGE ATTACHED

17'6" x 11'6'9"

With electric up-and-over door, power and light connected.

OUTSIDE

The property is an integral part of a attractive residential cul-de-sac location constructed by Keith Ward builders. The cul-de-sac is brick set and there is access via an entrance drive to the double garage and provides additional off street parking. The property benefits from a courtyard garden directly adjoining the front of the bungalow, and there is a carport extension to the double garage. The front garden is extensively paved with attractive pots and planting and there is a front entrance path giving access to the front door. All doors to the property are to the front; the front entrance door, the side kitchen door and double French doors from the conservatory. The garden to the property situated to the side is lawned with boundary hedge and planting, and there is rear service access to the back of the back of the bungalow via a pedestrian access strip which is gravelled for easy access and maintenance.



TENURE :

We understand the Tenure of the property to be Freehold.

SERVICES :

Mains water, gas, electricity and drainage are connected.

FIXTURES AND FITTINGS :

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

VIEWINGS :

Strictly by appointment with sole selling agents, Stanifords, Beverley Office - Tel: (01482) - 866304.

MORTGAGE CLAUSE :

Stanifords 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.