

# staniford grays



40 Redgates, Walkington, Beverley, HU17 8TS

£800,000





# 40 Redgates

Beverley, HU17 8TS

- SUPERB QUALITY FAMILY HOME
- MASTER BEDROOM WITH DRESSING ROOM AND ENSUITE
- SET ON A LARGE PLOT
- DOUBLE GARAGE
- BESPOKE DESIGN
- FOUR DOUBLE BEDROOMS ALL WITH ENSUITE
- OPEN PLAN BREAKFAST KITCHEN AND GARDEN ROOM
- PRIVATE REAR GARDEN
- PLENTY OF OFF-STREET PARKING

A stunning four bedroom (all with ensuite) property situated in a sought after location in the East Yorkshire village of Walkington.

The property itself has been enhanced by the current owners and needs to be viewed to appreciate the quality and size on offer.

The property briefly comprises a large entrance hallway with gallery landing, an open plan kitchen, breakfast and garden room with attached dining room, large lounge, a separate day room, study, ground floor WC and underfloor heating throughout the ground floor. Whilst to the first floor are the four double bedrooms, all ensuite and with the master bedroom boasting a dressing room.

Outside of the property to the front, is a gated entrance to a paved driveway allowing off-street parking for numerous cars and access to the double garage. To the rear there is a large garden laid mainly to lawn with seating area.



£800,000



## ACCOMMODATION COMPRISES

### ENTRANCE DOOR

Leads to

### ENTRANCE FOYER

There are stairs to the first floor with wooden hand rail and glass balustrades. There is a tiled floor, four windows to the front, under stairs storage cupboard. 14'8" x 11'1" (4.47m x 3.38m)

### OPEN PLAN KITCHEN BREAKFAST SUN ROOM

The kitchen area boasts wall and base units with granite work surface. There is a double Belfast style sink with mixer tap. There is a centre island with matching granite work surfaces and storage under and includes a breakfast bar. There is an integral dishwasher, integral microwave, fridge freezer, and space for a range cooker with feature Neff extractor hood over, window to the rear and there is a tiled floor. 28'9" x 13'10" (8.76m x 4.22m)

The breakfast and sun room has a range of windows and a patio door to the rear, there are windows to the front and side. Log burner and feature Brick Chimney with Oak beam & Vaulted Ceiling with beam & truss and tiled floor.

### DINING ROOM

There is a bay window to the front, wall mounted electric fire and engineered oak floor. 15'5" into bay window x 10'6" (4.70m into bay window x 3.20m)

### LIVING ROOM

With two windows to the rear, electric stove in feature Natural Cotswold Stone Fireplace & Hearth and an engineered oak floor. 18'3" x 15'10" (5.56m x 4.83m)

### DAY ROOM

There are patio doors to the rear and an engineered oak floor. 14'2" x 12'5" (4.32m x 3.78m)

### STUDY

There is a window to the front and an engineered oak floor. 9'10" x 8'8" (3.00m x 2.64m)

### UTILITY ROOM

There are wall and base units, rolled top work surfaces, ceramic sink with mixer tap, plumbing for a washing machine. Stable door to the side, tiled floors and access to the garage and door to the front driveway. 13'6" x 8' (4.11m x 2.44m)

### WC

Has a low flush WC, wash hand basin with vanity unit, chrome towel rail, window to the side and tiled floor.

### FIRST FLOOR GALLERY LANDING

With glass balustrade, window to the front, radiator and large airing cupboard. Carpeted throughout (apart from ensuite bathrooms).

### MASTER BEDROOM

There is a range of built in furniture including wardrobes, there are two windows to the rear and two radiators. 18'4" x 13'5" maximum (5.59m x 4.09m maximum)

### DRESSING AREA

There is a range of built in furniture including wardrobes, window to the rear and radiator. 12'5" into wardrobe x 6'3" (3.78m into wardrobe x 1.91m)



**ENSUITE**

Has 'his and hers' feature sinks set in vanity units with mixer taps, there is a free standing bath with feature mixer tap and shower attachment. Low flush WC, shower stall with mains fed shower, chrome towel rail, tiled floor and window to the side.

**BEDROOM TWO**

15'2" into wardrobe x 12'4" (4.62m into wardrobe x 3.76m)  
There is a range of built in furniture including wardrobes, window to the front and radiator.

**ENSUITE**

Has a feature bath with central mixer tap and shower attachment, wash hand basin set in a vanity unit, low flush WC, shower stall with mains fed shower, chrome towel rail, windows to the side and front, tiled floor and is set in a part tiled surround.

**BEDROOM THREE**

13'3" x 10'5" (4.04m x 3.18m)  
There is a window to the front and radiator.

**ENSUITE**

Has a shower stall and mains fed shower, low flush WC, wash hand basin and chrome towel rail. All is set in a part tiled surround with tiled flooring.

**BEDROOM FOUR**

13'10" x 10'1" (4.22m x 3.07m)  
There is a window to the rear and radiator.

**ENSUITE**

Has a shower stall and mains fed shower, low flush WC, wash hand basin, chrome towel rail and is set in a part tiled surround with tiled flooring.

**EXTERNAL**

To the front is a large Tegula block paved driveway allowing off-street parking for numerous cars. There is a lawned area with planted bushes. There is a double garage. The garden has a walled surround and an electric security gate.

To the rear of the property is a block paved seating area that runs the width of the house and a large private lawned garden with planted borders which is set in a fenced surround.

**DOUBLE GARAGE**

16'7" x 15'8" (5.05m x 4.78m)  
The garage has an electric roller door and there is electric laid on.

**AGENTS NOTE**

Please note that the floor area of 2819.12sqft (262 sqm) does NOT include the garage. This measurement is however included on the floorplan.

**COUNCIL TAX:**

We understand the current Council Tax Band to be G

**SERVICES :**

Mains water, gas, electricity and drainage are connected.

**FIXTURES AND FITTINGS :**

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

**TENURE :**

We understand the Tenure of the property to be Freehold.

**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.



## Floor Plans



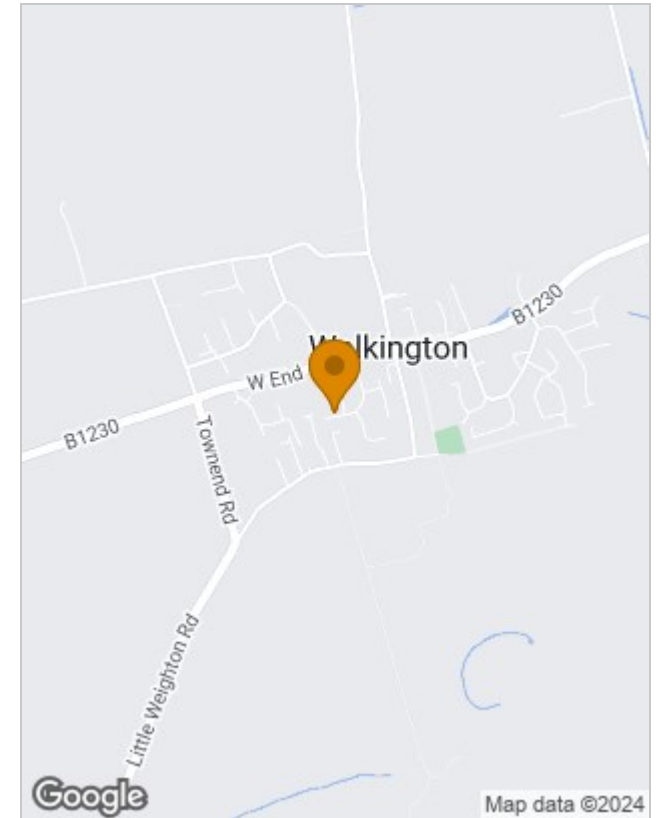
## Viewing

Please contact our Beverley 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.

3 Sow Hill Road, 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) <b>A</b>			
(81-91) <b>B</b>		83	87
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	