

**staniford**  
grays



Strawberry Fields, 39 Beverley Road, DUNSWELL, HU6 0AD

£425,000

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# Strawberry Fields, 39 Beverley Road

DUNSWELL, HU6 0AD

- FOUR BEDROOM DETACHED BUNGALOW
- MODERN DINING LIVING KITCHEN
- MODERN FAMILY BATHROOM
- OFF STREET PARKING
- MASTER BEDROOM WITH ENSUITE & WALK IN WARDROBE
- LARGE LIVING ROOM WITH FEATURE STEPS DOWN TO DINING ROOM
- LOW MAINTENANCE GARDENS
- INTEGRAL GARAGE

This stunning four bedroom detached bungalow has been updated and enhanced by the current owners to a very high standard and really needs to be viewed to appreciate the quality and size on offer.

The property benefits from four double bedrooms with the Master bedroom having ensuite and walk in wardrobe. The large living dining kitchen has been updated to a very high standard. There is a large living room with steps down to a feature dining area and snug/ office. There is a private low maintenance garden to the rear and whilst to the front there is plenty of off-street parking leading to a garage.



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## ACCOMMODATION COMPRISES

### ENTRANCE DOOR TO HALLWAY

With a radiator and tiled floor.

### MASTER BEDROOM

16'5" x 12'3" (5.00m x 3.73m)

There is a double glazed bay window to the front, a range of fitted furniture and radiator.

### EN SUITE

Has a walk in shower with an electric shower, low flush WC, feature sink set in vanity unit, chrome towel rail and a window to the side.

### WALK IN WARDROBE

Has hanging rails along both sides.

### SNUG

Has a window to the front and radiator.

### DINING LIVING KITCHEN AREA

23'3" x 19'9" (7.09m x 6.02m)

A modern fitted kitchen with a range of wall and base units, with granite work surfaces. A matching centre island with breakfast bar. There is an Cookology induction hob, two eye level ovens and grills. There is space for an American style fridge freezer. One and a half sink with mixer tap. Patio doors to the rear.

### UTILITY/ WC

Has a low flush WC, pillared wash basin. Plumbing for a washing machine, window to the side and chrome towel rail.

### LIVING ROOM

20'3" x 12'9" (6.17m x 3.89m)

There are two double glazed windows to the side, radiator and steps leading down to...

### DINING ROOM

17'7" x 12'11" (5.36m x 3.94m)

There is a patio door to the side over looking the rear garden. Two Velux windows, a range of built in storage displays and a door to...

### REAR HALLWAY/ OFFICE

9'11" x 5'5" (3.02m x 1.65m)

The hallway is positioned towards the rear of the property with a double glazed window to the side, a radiator and leads to...





**BEDROOM TWO** 11'6" x 10'11" (3.51m x 3.33m)

There is a window to the rear and radiator.

**BEDROOM THREE** 12'2" x 8'4" (3.71m x 2.54m)

There is a window to the side and radiator.

**BEDROOM FOUR** 11'10" x 9'11" (3.61m x 3.02m)

There is a window to the side and radiator.

**FAMILY BATHROOM** 10'10" x 5'8" (3.30m x 1.73m)

There is a feature jacuzzi bath with shower attachment over, pillared wash hand basin, low flush WC, feature heated towel rail, storage cupboard, window to the side and is set in a tiled surround.

**EXTERNAL**

To the front there is a large off street parking area which is brick paved and walled which leads to the garage with an up and over door and electricity laid on.

To the rear of the property is a raised paved seating area with steps leading down to a further paved area allowing for plenty of entertaining space with a further low maintenance paved and graveled area to the rear.

**COUNCIL TAX:**

We understand the current Council Tax Band to be E

**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."

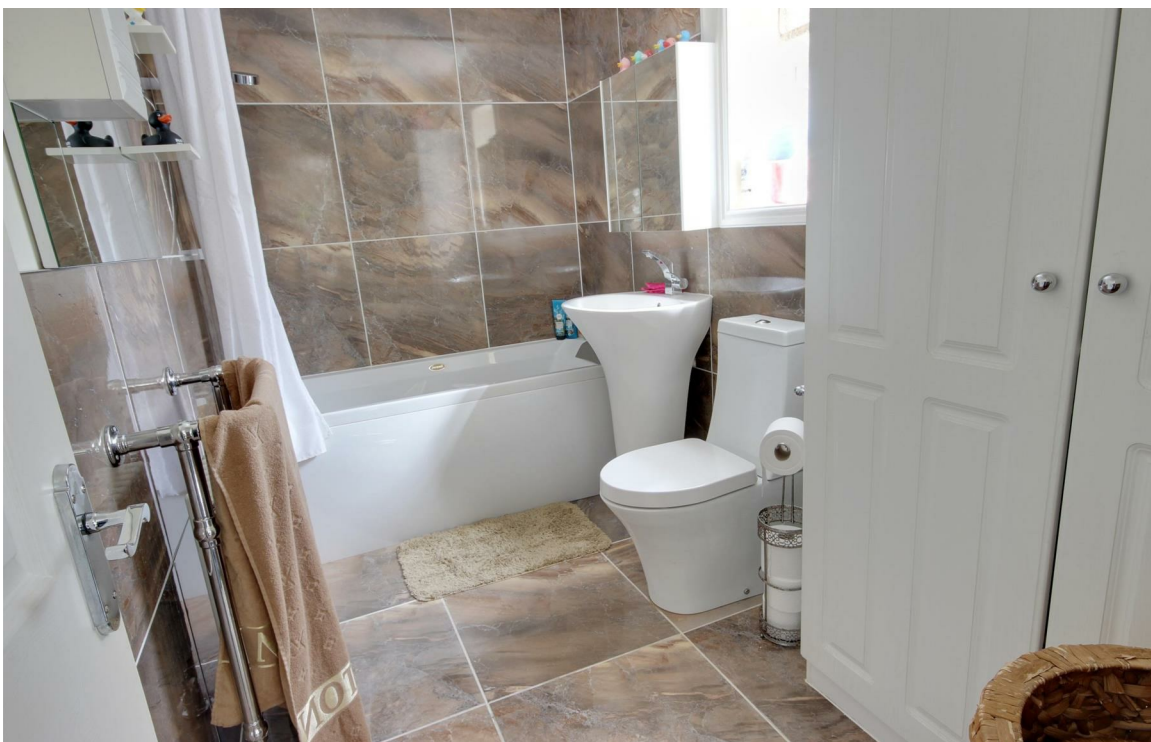
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

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.

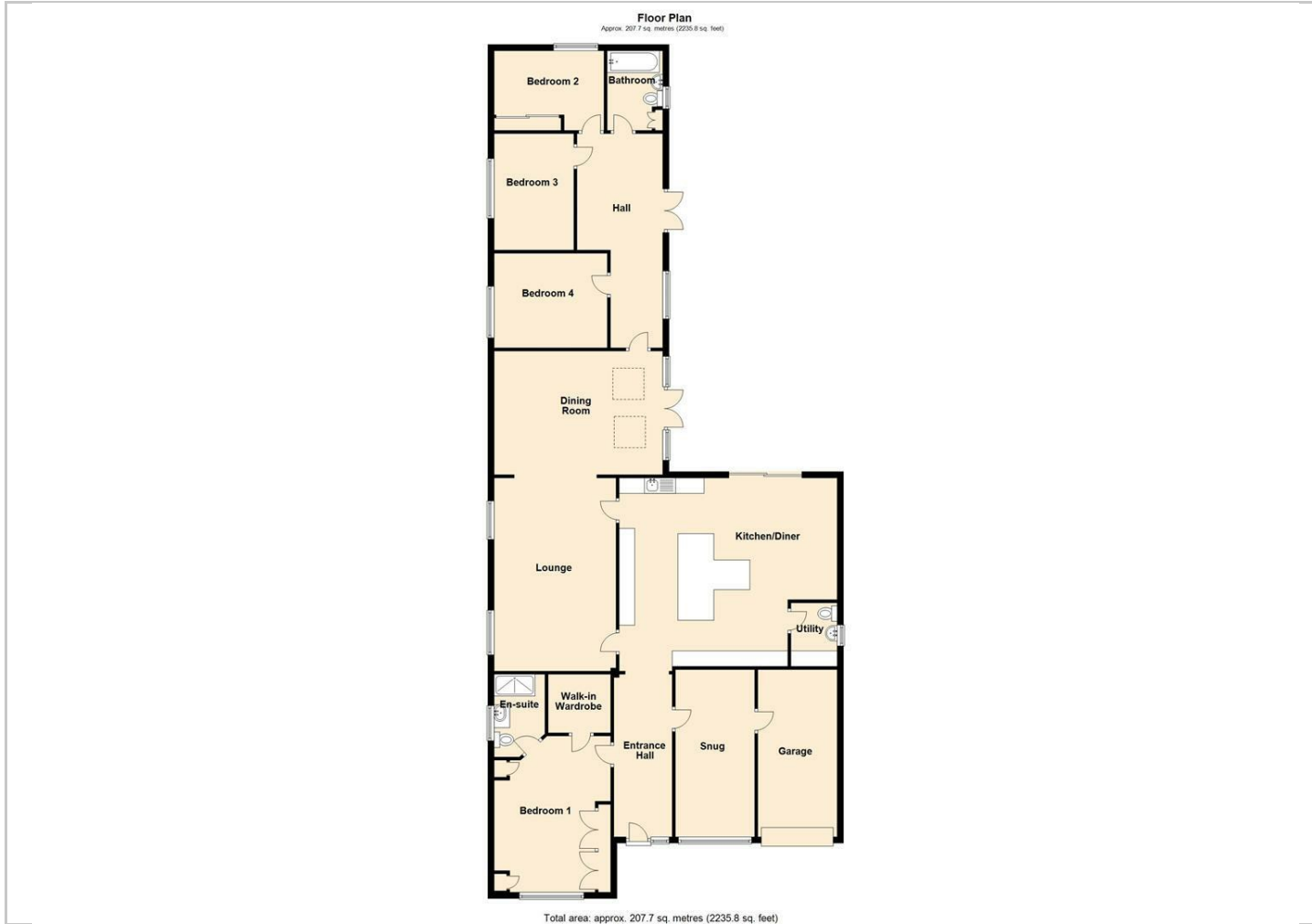








## Floor Plans



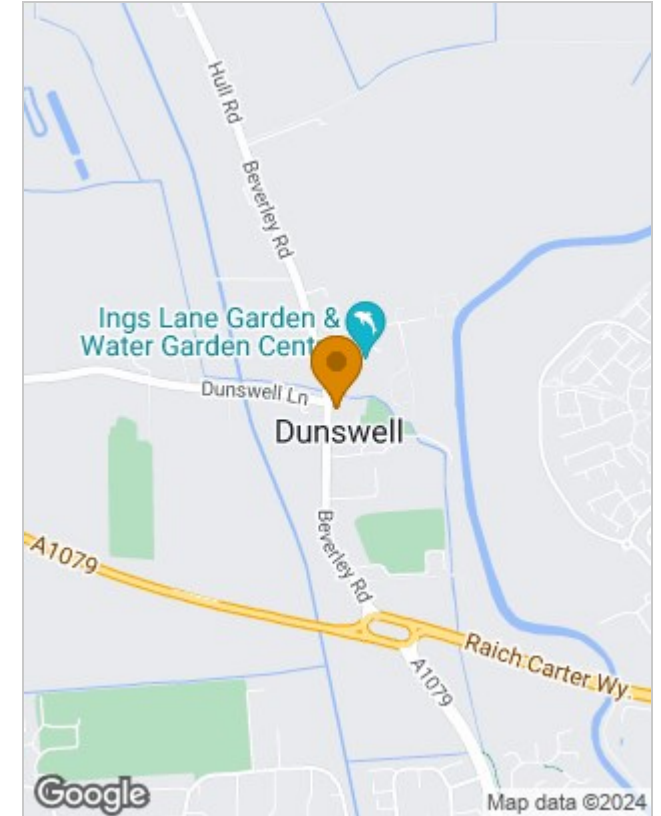
## Viewing

Please contact our Beverley Office 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

