

# staniford grays



4 Carter Drive, Beverley, HU17 9GL

Asking Price £420,000





# 4 Carter Drive

Beverley, HU17 9GL

- STUNNING THREE BEDROOMED DETACHED BUNGALOW
- LARGE OPEN PLAN KITCHEN DINER
- LANDSCAPED REAR GARDEN
- DOUBLE GARAGE
- MASTER BEDROOM WITH ENSUITE
- ORANGERY
- OFF STREET PARKING
- HIGHLY SOUGHT AFTER LOCATION

This immaculate three bedroomed (Master with ensuite) detached property has been updated and enhanced throughout by the current owners and is sat on a generous plot in the sought after Molescroft area of Beverley.

The property briefly comprises; entrance hallway, living room, open plan dining kitchen, orangery, three bedrooms with Master ensuite and family bathroom. Low maintenance gardens to front and rear, plenty of off street parking and double garage.



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## ACCOMMODATION COMPRISES

### ENTRANCE DOOR TO HALLWAY

With airing cupboard, radiator and loft access.

### LIVING ROOM

19'11" into bay x 13'1" (6.07m into bay x 3.99m)

With a bay window to the front, electric fire in feature surround and two radiators.

### OPEN PLAN DINING KITCHEN

19' max x 17'2" max (5.79m max x 5.23m max)

Wall and base units, feature work surfaces with tiled splashbacks. Stainless steel sink with mixer tap, breakfast bar, integral fridge freezer and integral washing machine. Halogen hob with extractor hood over and electric oven and grill under. Window to the rear, door to the side and folding doors opening to...

### ORANGERY

11'4" x 8'1" (3.45m x 2.46m)

With French doors opening onto the rear garden.

### MASTER BEDROOM

12'4" into wardrobes x 11'6" (3.76m into wardrobes x 3.51m)

There is a range of built in wardrobes and bedroom furniture, window to the rear and radiator.

### ENSUITE WET ROOM

Walk in mains fed shower, low flush WC, wash hand basin in vanity unit. Feature radiator, window to the rear and set in a tiled surround.

### BEDROOM TWO

9'8" x 11'4" into wardrobes (2.95m x 3.45m into wardrobes)

There is a range of built in wardrobes, two windows to the front and radiator.

### BEDROOM THREE

9'8" x 8'2" (2.95m x 2.49m)

Window to the front and radiator. The room is currently being used as an office with built in furniture and storage.

### HOUSE BATHROOM

Has a panel bath with shower attachment and folding glass shower screen, wash hand basin in vanity unit, low flush WC, window to the side and is set in a tiled surround.



#### **EXTERNAL**

To the front is a landscaped low maintenance garden and side driveway allowing for plenty of off street parking leading to a double garage.

To the rear is a large landscaped garden with large paved areas allowing for numerous seating areas, lawned garden, planted borders set in a fenced surround.

#### **DOUBLE GARAGE**

17'4" x 16'7" (5.28m x 5.05m)

With electric roller door and storage to the rear, with electric laid on.

#### **COUNCIL TAX:**

We understand the current Council Tax Band to be D

#### **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



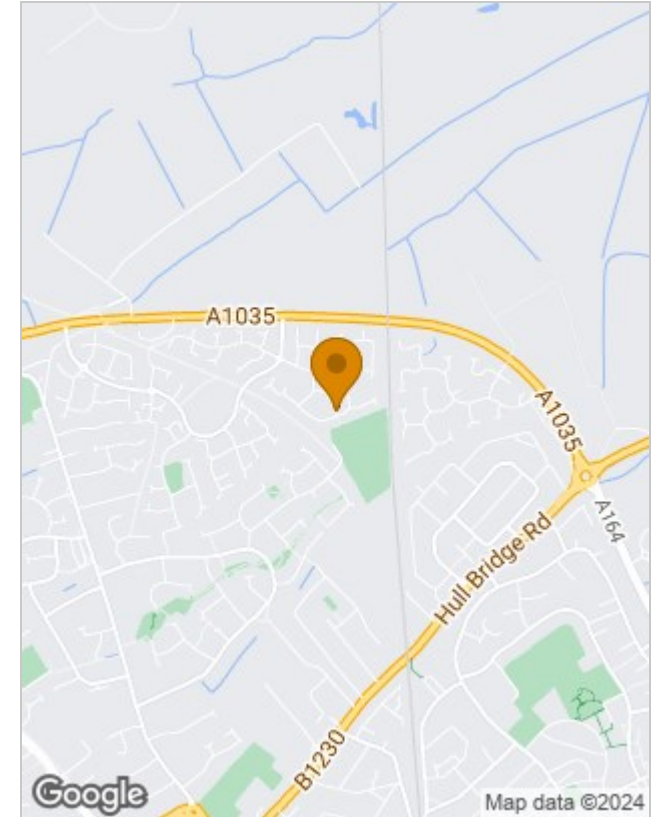
## Viewing

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.

3 Sow Hill Road, Beverley, East Riding of Yorkshire,  
Tel: 01482 866304 Email: bevsales@stanifords.com

## Location Map



## Energy Performance Graph

