

# staniford grays



1 Beverley Road, Walkington, Beverley, HU17 8RR

£725,000









# 1 Beverley Road

Beverley, HU17 8RR

- LARGE EXTENDED FAMILY HOME
- GREAT LOCATION
- UPDATED AND MAINTAINED TO A VERY HIGH STANDARD
- LARGE DOUBLE GARAGE
- PRIVATE GARDEN TO REAR
- FOUR BEDROOMS
- LARGE PLOT
- OFF STREET PARKING FOR NUMEROUS CARS
- LARGE FEATURE MODERN BREAKFAST KITCHEN
- LARGE LIVING ROOM WITH BIFOLDING DOORS

A wonderful, extended four bedroomed (master with ensuite) detached family home sitting on a large plot.

The property has been updated and maintained to a very high standard by the current owners, and briefly comprises; entrance hallway, large feature breakfast kitchen large living room with bifolding doors, dining room, office, utility, WC. The first floor landing gives access to four double bedrooms with the master being ensuite and family bathroom.

The property sits on a very large plot and benefits from plenty of off street parking to the front, a large double garage/ workshop and large private gardens to the rear.



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## ACCOMMODATION COMPRISES

### ENTRANCE DOOR TO HALLWAY

With stairs to the first floor, tiled floor, under stairs cupboard and window to the front.

### DINING ROOM

Three windows to the front, radiator and tiled floor.

12'11" x 12' (3.94m x 3.66m)

### EXTENDED LIVING ROOM

There is a feature wood burning stove in surround. Three Velux windows, bifolding doors to the rear and side and a radiator.

22'3" x 21' (6.78m x 6.40m)

### DINING AREA

There is a radiator and solid wood floor.

12'2" x 9' (3.71m x 2.74m)

### BREAKFAST KITCHEN

With wall and base units, feature central island with granite work surface, Belfast sink with mixer tap. Breakfast bar and space for a wine fridge. With wall and base units and space for an American style fridge freezer, There is a built in dishwasher, window to the front, three patio doors to the rear, three Velux windows, wall mounted heating and air conditioner and tiled floor .

15'3" x 19' (4.65m x 5.79m)

### OFFICE

With feature open fire place in surround with three windows to the front and radiator.

14'3" x 12'3" (4.34m x 3.73m)

### REAR HALLWAY

Has a door to the side.

### WC

Has a low flush WC, wash hand basin, storage cupboard and tiled floor.

### UTILITY ROOM

Has plumbing for a washing machine and dryer, window to the side, radiator and a tiled floor.

### FIRST FLOOR LANDING

Gives access to....

### MASTER BEDROOM

There is a range of built in wardrobes, three windows to the front with open views and radiator.

12'11" x 11'11" (3.94m x 3.63m)

### ENSUITE

Has a shower cubicle with mains fed shower and rainfall shower. Low flush WC, feature wash hand basin, wall mounted mirror, chrome towel rail, windows to the side and is set in a tiled surround.





**BEDROOM TWO** 13'11" x 12'2" (4.24m x 3.71m)  
 There is a range of built in wardrobes, three windows to the front with open views and radiator.

**BEDROOM THREE** 12'1" x 7'11" (3.68m x 2.41m)  
 There is a built in wardrobe, window to the rear with open views, window to the side and radiator.

**BEDROOM FOUR** 11'4" x 7'11" (3.45m x 2.41m)  
 Window to the rear with open views and radiator.

**HOUSE BATHROOM**  
 Has a large feature free standing bath with wall mounted mixer taps. There is a walk in shower with mains fed shower. Low flush WC, feature wash hand basin, wall mounted mirror, feature chrome and ceramic towel rail, windows to the side and is set in a tiled surround.

**EXTERNAL**  
 To the front is a large lawned garden and a paved driveway leading to the house and double garage. The driveway allows off street parking for numerous cars. The garage has double access and could be used as a workshop as well with electric laid on.

To the rear of the property there is a large paved area running the width of the property allowing for plenty of entertaining space with raised planted beds. There is a large lawned area, a vegetable garden including greenhouse and three raised beds. Featuring a decked seating area to the rear of the garden and all is set in a hedged and fenced surround.

**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.

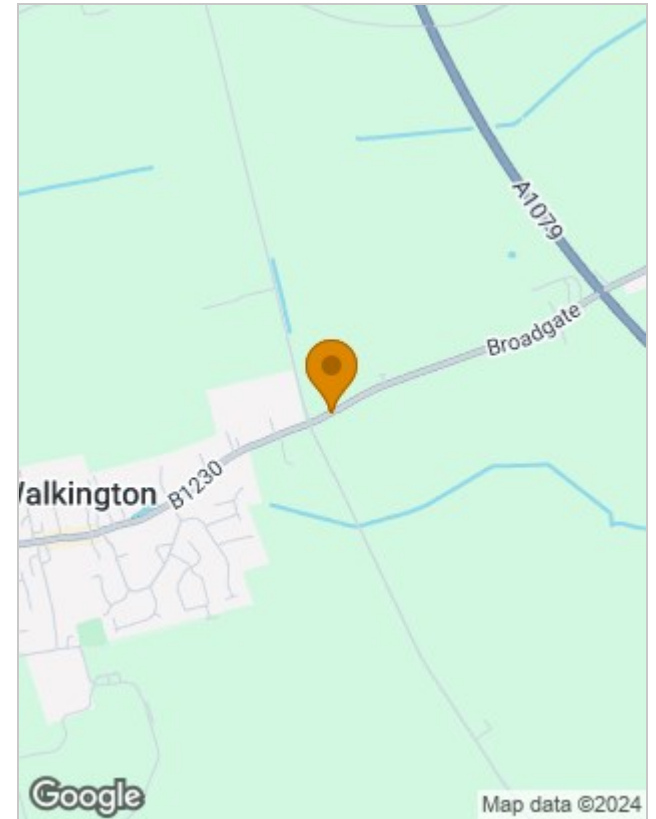




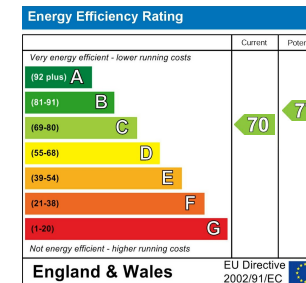
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.