

staniford
grays



42 Wheatlands Drive, Beverley, HU17 7HR

£410,000





42 Wheatlands Drive

Beverley, HU17 7HR

- LARGE FAMILY HOME
- PRIVATE SOUTH FACING REAR GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- SOUGHT AFTER LOCATION
- SITTING ON A LARGE PLOT
- OFF STREET PARKING AND DOUBLE GARAGE
- FOUR BEDROOMS
- LARGE CONSERVATORY

A very well presented four bedroomed detached family home, sitting on a large plot with off street parking and double garage.

The property briefly comprises entrance porch, entrance hallway, large through lounge diner, modern fitted kitchen, utility room, large conservatory, ground floor WC.

The first floor gives access to the four bedrooms and family bathroom. Outside there is a garden to the front with large driveway allowing for plenty of off street parking leading to a double garage, whilst to the rear is a large private garden set in mature surrounds.



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ACCOMMODATION COMPRISES

ENTRANCE DOOR TO ENTRANCE PORCH

With door through to...

HALLWAY

With stairs to the first floor, radiator and under stairs cupboard.

THROUGH LIVING DINING AREA

With real flame gas fire in feature surround, picture window to the front, two radiators and patio doors opening onto... 24'11 x 12'4 (7.59m x 3.76m)

CONSERVATORY

With patio doors to the side.

12'6 x 12'4 (3.81m x 3.76m)

KITCHEN

With wall and base units, rolled top work surfaces, one and a half bowl sink with mixer tap, halogen hob with extractor hood over. Eye level oven and grill, picture window to the rear and radiator. 14'2 x 7'1 (4.32m x 2.16m)

UTILITY

Has rolled top work surface, plumbing for a washing machine, window and door to the side.

WC

With a low flush WC, pillared wash hand basin and window to the side.

FIRST FLOOR LANDING

Has a radiator and loft access.

BEDROOM ONE

Has a range of built in wardrobes, picture window to the front and radiator.

12'6 x 12'5 (3.81m x 3.78m)

BEDROOM TWO

Has a range of built in furniture, picture window to the front and radiator.

12' x 10'11 (3.66m x 3.33m)

BEDROOM THREE

Window to the rear and radiator.

11'11 x 9'4 (3.63m x 2.84m)

**BEDROOM FOUR**

10'5 x 7'11 (3.18m x 2.41m)

Has built in storage, window to the rear and radiator.

HOUSE BATHROOM

Has a panel bath with shower attachment, shower stall with electric shower, low flush WC, pillared wash hand basin, chrome towel rail, two windows to the rear and is set in a tiled surround.

EXTERNAL

To the front is a brick paved driveway allowing parking for multiple cars, a lawned area and gives access to the garage.

To the rear of the property is a large private south facing garden with paved seating area, large lawned area, shed, ornamental pond and is set in fenced and hedged surrounds.

DOUBLE GARAGE

13'10 x 13'6 (4.22m x 4.11m)

With side personnel door and electric laid on.

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 :

Stanford 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@stanfords.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

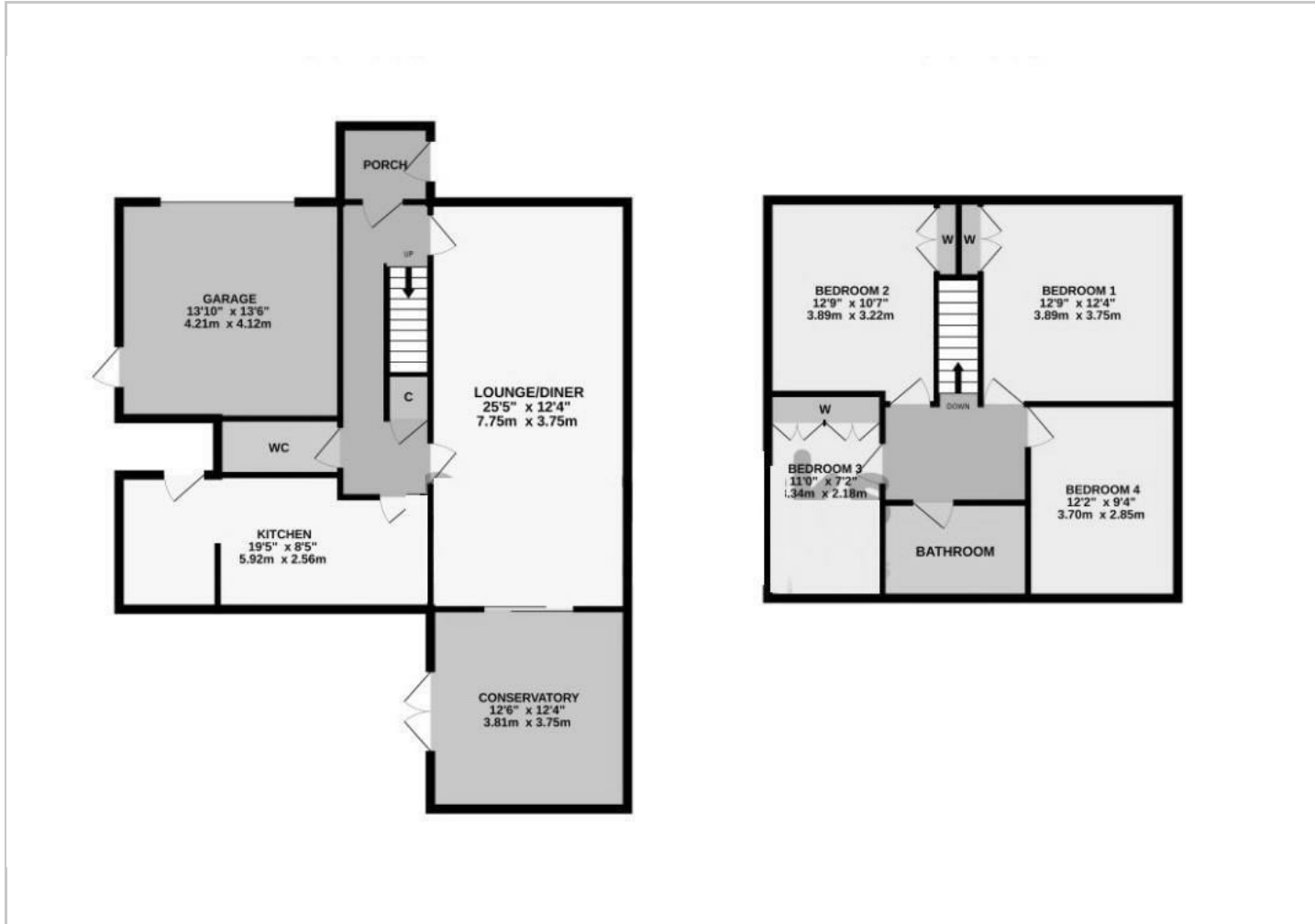
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal 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



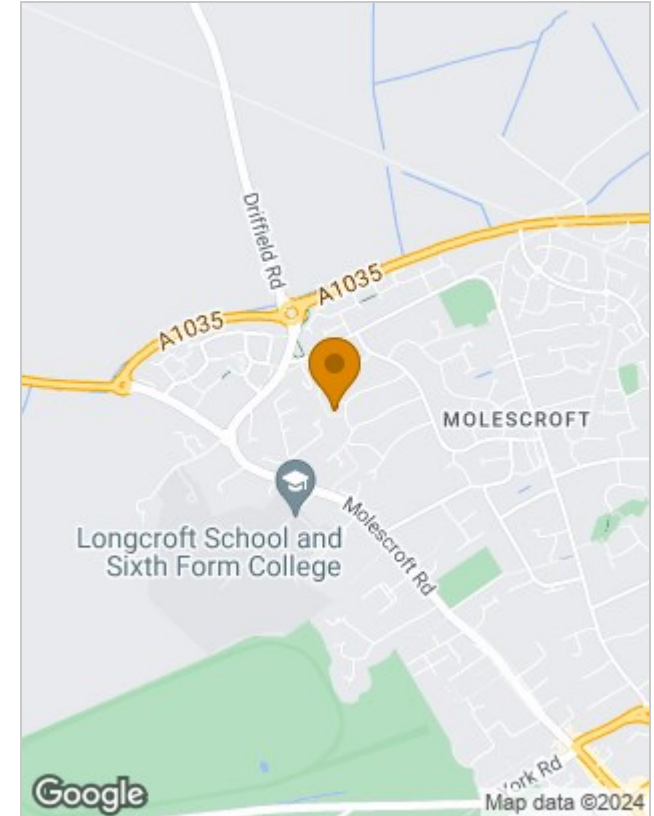
Viewing

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,
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Location Map



Energy Performance Graph

