

**staniford**  
grays



5 Kings Mead, Woodmansey, HU17 0TF

£279,950





# 5 Kings Mead

Woodmansey, HU17 0TF

- EXTENDED FAMILY HOME
- LARGE RECEPTION ROOMS
- MODERN BATHROOM AND KITCHEN
- CUL-DE-SAC SETTING
- DRIVEWAY AND GARAGE
- OVER 1200 SQUARE FEET IN SIZE
- 4 DOUBLE BEDROOMS
- READY TO MOVE IN LIVING
- GENEROUS GARDENS
- NO ONWARD CHAIN

With over 1200 square feet of living space having been upgraded and extended to create generous living throughout.

Occupying a peaceful cul-de-sac setting with generous gardens to the rear.

The deceptively spacious interior includes sizeable reception rooms, 4 double bedrooms and a modern house bathroom.

Living space comprises to the ground floor; Entrance Hallway, Reception Lounge open plan to the Family Room and a modern Breakfast Kitchen.

To the first floor a landing gives access to four double Bedrooms and House Bathroom.

Generous driveway parking exists with private gardens to the rear with garage also.

Viewing advised given the ready to move in condition and broad appeal throughout.



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## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 12'8" x 5'5" (3.87m x 1.66m)  
A welcoming entrance to this large family home. Accessed via a double glazed entrance door with traditional features throughout including dado rails to walls and coved ceiling. Staircase approach to first floor level and understairs storage cupboard.

**RECEPTION LOUNGE/FAMILY ROOM** 22'7" x 10'10" (6.89m x 3.32m)  
Of an excellent size with bright outlook, double glazed window to the front aspect together with a further double glazed window to the rear aspect, dado rails to the walls, 3 radiators, fireplace with gas fire insert and a coved ceiling.

**BREAKFAST KITCHEN** 14'7" x 9'1" (4.46m x 2.79m)  
With modern styling throughout. Double glazed window to the rear aspect and double glazed rear access door. Appointed with a range of high gloss base and wall units with worksurfacing incorporating a stainless steel sink and dedicated breakfast bar. Built in electric oven and microwave, gas hob with hood over, plumbing for an automatic washing machine and dishwasher and a concealed gas central Ideal heating boiler.

## FIRST FLOOR

**LANDING** 8'5" x 5'9" (2.58m x 1.77m)  
With an overstairs storage cupboard and coved ceiling. Access provided to 4 double Bedrooms.

**BEDROOM ONE** 14'5" x 10'0" (4.40m x 3.05m)  
Double glazed bay window to the front aspect, radiator, built in floor to ceiling sliding doored wardrobes plus dressing table unit.

**BEDROOM TWO** 15'6" x 8'4" (4.73m x 2.56m)  
Double glazed window to the rear aspect, radiator and built in wardrobes and dressing table unit together with high level storage units.

**BEDROOM THREE** 11'8" x 8'8" (3.57m x 2.66m)  
Double glazed window to the rear aspect, radiator, access to the loft and built in wardrobes plus dressing table unit.

**BEDROOM 4** 13'4" x 8'9" (4.08m x 2.68m)  
With twin double glazed windows to the front aspect and a radiator.



#### **FAMILY BATHROOM**

6'3" x 8'7" (1.92m x 2.63m)

With modern styling throughout having been newly appointed. With double glazed window to the rear aspect, radiator, porcelain tiled splashbacks, panelled bath with shower over, pedestal wash hand basin and wc.

#### **EXTERIOR**

Well positioned in a peaceful cul-de-sac setting with excellent access to the nearby town of Beverley and excellent commuter access to Hull. To the front a gravelled garden provides off-street parking and has fenced surrounds together with a side drive giving access to the garage. The rear garden is of generous proportions with a concrete patio area leading to a lawned garden with fenced surrounds.

#### **GARAGE**

16'0" x 8'2" (4.88m x 2.51m)

With electronically operated garage door, side access door, window to the side aspect and light and power provided.

#### **COUNCIL TAX:**

We understand the current Council Tax Band to be C

#### **FIXTURES AND FITTINGS**

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

#### **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.

#### **SERVICES**

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected.

#### **TENURE**

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

#### **VIEWING**

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

#### **WEBSITES**

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk



## 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

