

**staniford**  
grays



The Pigeon Loft, 16b East End, Walkington, HU17 8RY

£599,950





# The Pigeon Loft, 16b East End

, HU17 8RY

- STUNNING CONVERSION
- HIGH QUALITY THROUGHOUT
- INDIVIDUAL PROPERTY
- LOCATED AT THE END OF A PRIVATE DRIVEWAY
- ORIGINAL FEATURES
- NO ONWARD CHAIN

A quality three bed roomed barn conversion situated at the end of a private driveway and briefly comprising entrance door to modern fitted kitchen, large dining room, large living room, three bedrooms with two/ three en suites and house bathroom with under floor heating throughout. Outside there is plenty of off street parking and low maintenance gardens.



£599,950



## ACCOMMODATION COMPRISES

### ENTRANCE DOOR

Opens into...

### BREAKFAST KITCHEN

11'4 x 16'7 (3.45m x 5.05m)

A large modern kitchen with wall and base units, granite work surfaces centre island with granite breakfast bar, one and a half porcelain sink with mixer tap, ceramic hob with extractor hood over, integral eye level oven and integral combination microwave oven, integral dishwasher, integral bin store, integral washing machine. Full height integrated fridge and full height integrated freezer. Feature ceiling beams, under floor heating, barn door to the front, window to the front and Velux window also.

### DINING ROOM

15'11 x 16'8 (4.85m x 5.08m)

With original feature wall, from which the Pidgeon Loft gets its name. Patio door to the front, there is a feature glass ceiling, under floor heating, airing cupboard and storage.

### LIVING ROOM

13'9 x 16'7 (4.19m x 5.05m)

There is a full length feature window to the front and a feature skylight. With under floor heating.

### MASTER BEDROOM

13'9 x 16'8 (4.19m x 5.08m)

With a range of built in wardrobes, feature full size window to the front. Skylight and under floor heating.

### ENSUITE

Has a walk in shower stall with mains fed shower and rainfall shower over, feature wash hand basin with mixer tap, low flush WC, chrome towel rail and is set in a part tiled surround with under floor heating.

### BEDROOM TWO

13'1 x 16'3 (3.99m x 4.95m)

There is a feature full length window to the front, integral wardrobe and under floor heating.



#### **ENSUITE**

Has a walk in shower stall with mains fed shower and rainfall shower over, wash hand basin, low flush WC, chrome towel rail and is set in a part tiled surround with under floor heating.

#### **BEDROOM THREE**

12'5 x 13'4 (3.78m x 4.06m)

Feature full length window to the front, Velux window, built in storage and under floor heating. Jack and Jill door giving access to....

#### **HOUSE BATHROOM**

Has a feature free standing bath with mixer tap and shower attachment. Wash hand basin in vanity table unit, wall mounted mirror and storage, low flush WC, chrome towel rail, window to the front and is set in a part tiled surround with under floor heating.

#### **EXTERNAL**

The gated driveway gives access to a paved parking area to graveled area. Landscaped garden, lawned garden and all is set in fenced surrounds.

#### **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

