

staniford
grays



Oakdene Beverley Road, Wetwang, YO25 9XR

£550,000

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Oakdene Beverley Road

Wetwang, YO25 9XR

- STUNNING NEWLY BUILT FAMILY HOME
- 10 YEAR NEW BUILD WARRANTY
- COMPLETED TO A VERY HIGH STANDARD THROUGHOUT
- DETACHED GARAGE
- AMAZING VIEWS
- BUILT BY A HIGHLY REGARDED NORTH YORKSHIRE BUILDER
- VIEWING IS A MUST TO APPRECIATE THE QUALITY AND SIZE ON OFFER
- FOUR BEDROOMS (TWO WITH ENSUITE)
- AIR SOURCED HEAT PUMP

A simply stunning newly built four bedroomed (two with ensuite) detached property which has been finished to a very high standard and needs to be viewed to appreciate the quality and size on offer.

The property briefly comprises; entrance hallway, stunning open plan living kitchen, utility and pantry, lounge, study and ground floor WC.

The first floor gives access to four bedrooms (two being ensuite, Master with dressing area) and family bathroom.



£550,000



ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

With tiled floor and under floor heating, opening to...

OPEN PLAN LIVING KITCHEN AREA

24'3" x 21'7" (7.4 x 6.6)

With modern fitted kitchen comprising of base units, and centre island all with granite work surfaces. Feature range cooker with extractor hood over, various integral appliances. Large lantern roof above the kitchen area, windows to the rear and side. Bifold doors opening onto the garden, stairs to the first floor and under floor heating.

PANTRY

9'10" x 4'11" (3 x 1.5)

Wall and base units with granite work surfaces, window to the side and under floor heating.

UTILITY SPACE

8'10" x 7'10" (2.7 x 2.4)

With base units, wash hand basin, door to the side and under floor heating.

WC

Has a low flush WC, pillared wash hand basin, under floor heating and window to the side.

LOUNGE

20'8" x 11'9" (6.3 x 3.6)

With bifold door to the side, window to the front and under floor heating.

STUDY

9'6" x 17'0" (2.9 x 5.2)

Has a window to the front and under floor heating.

FIRST FLOOR LANDING

Has a window to the side and airing cupboard.

MASTER BEDROOM

11'9" x 14'1" (3.6 x 4.3)

Bifold doors opening onto a balcony area, two windows to the rear, radiator and opens onto...

DRESSING AREA

9'10" x 4'11" (3 x 1.5)

Radiator and door opening onto...

ENSUITE

With feature free standing bath, shower stall with mains fed shower and rainfall shower over. Wash hand basin set in vanity unit, low flush WC, heated towel rail, wall mounted mirror with light and window to the side.



BEDROOM TWO 11'9" x 11'1" (3.6 x 3.4)
Windows to the front and side and radiator.

ENSUITE
Has a shower stall, pillared wash hand basin and low flush WC.

BEDROOM THREE 13'1" max x 9'10" max (4 max x 3 max)
With window to the front and radiator.

BEDROOM FOUR 13'1" x 7'10" (4 x 2.4)
Window to the rear and radiator.

HOUSE BATHROOM
With panel bath, shower stall with mains fed shower and rainfall shower over. His and hers wash hand basins both set in vanity units, low flush WC, large heated towel rail and window to the side.

EXTERNAL
There is a brick paved driveway allowing for off street parking and turning leading to a detached garage with electric door.

To the front and side there are gardens with open views which are laid mainly to lawn.

AGENTS NOTE
The property comes with a 10 year new build warranty. The property has been built by the highly regarded Wold Top Developments Ltd.

COUNCIL TAX:
We understand the current Council Tax Band to be TBC

TENURE :
We understand the Tenure of the property to be Freehold.

SERVICES :
All mains services are installed and an air sourced heat pump provides central heating and hot water.

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.

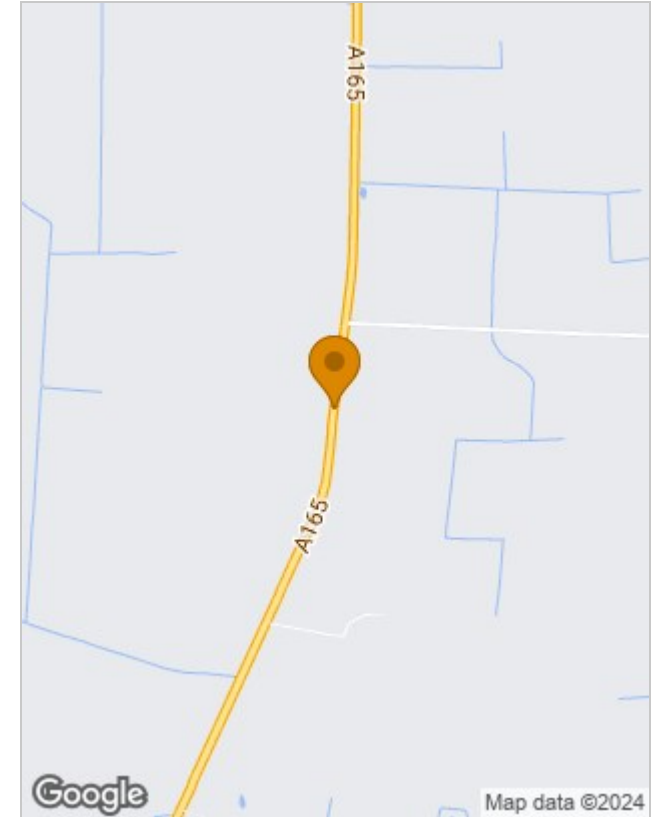
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



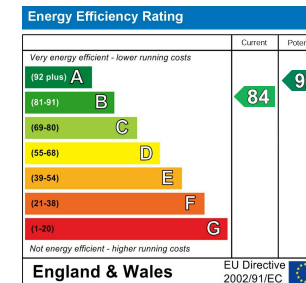
Floor Plans



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.