

staniford
grays



3 Paddock View, Walkington, Beverley, HU17 8ZH

£694,950

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3 Paddock View

Beverley, HU17 8ZH

- IMMACULATE FAMILY HOME
- TWO ENSUITE SHOWER ROOMS
- DOUBLE GARAGE
- STUNNING LIVING ROOM WITH MEDIA WALL
- FIVE DOUBLE BEDROOMS
- LARGE PRIVATE REAR GARDEN
- AMPLE PARKING PROVISION
- LARGE OPEN PLAN KITCHEN DINING DAY ROOM

This immaculately presented five bedroom home sits on a large plot with ample parking provision.

The property briefly comprises; entrance hallway, snug, living room, WC, dining kitchen dayroom. To the first floor are five double bedrooms (two with ensuite) and house bathroom. Externally the property benefits from a well manicured front lawn, large paved driveway leading to the double garage. To the rear is a patio terrace and large lawned garden all set in fenced surrounds.



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ACCOMMODATION COMPRISES

- ENTRANCE HALL** 7'9" x 1'9" (2.36m x 0.53m)
Accessed via a composite entrance door with frosted glass panels and privacy windows to either side, this is a light and airy welcoming into this immaculately appointed family home. With feature glass panels to staircase, tiled flooring, wall mounted radiator, pendant light fitting and two storage cupboards housing fuse box and router.
- SNUG** 9'5" x 12'11" (2.87m x 3.94m)
Used by the current vendors as a playroom but has potential to be used as a home office or an informal snug. With a uPVC double glazed window to the front, carpeted with inset spotlights to ceiling and wall mounted radiator.
- LIVING ROOM** 12'7" x 15'8" (3.84m x 4.78m)
Featuring a media wall with inset spotlights to alcove and modern inset fire. With uPVC double glazed window to the front orientation allowing for an abundance of natural daylight, pendant light fitting and wall mounted radiator.
- GROUND FLOOR WC** 3'10" x 6'10" (1.17m x 2.08m)
With tiling to flooring, inset spotlights to ceiling, chrome heated towel rail, pedestal wash hand basin with mixer tap and low flush WC.
- KITCHEN DINING FAMILY ROOM** 16'9" maximum x 35' maximum (5.11m maximum x 10.67m maximum)
This stunning kitchen dining day room serves as the heart of the home. With two bifold doors to the rear creating an indoor/ outdoor living space. The kitchen has wall and base units with inset spotlights to kickboards, breakfast bar, mid level oven and integrated microwave, electric hob with extractor hood over. One and a half bowl sink with mixer tap, uPVC double glazed window to rear, wine cooler and integrated fridge freezer. There is space for a large dining table, and further space for furniture to the family room area. Tiling to floor throughout.
- UTILITY ROOM** 5'11" x 5'9" (1.80m x 1.75m)
With door to the side, plumbing for washing machine and plumbing for dryer, Ideal boiler and sink and drainer with mixer tap.
- FIRST FLOOR LANDING**
With wall mounted radiator, storage cupboard housing water tank, loft access and gives access to...
- BEDROOM FIVE** 11'2" x 9'9" (3.40m x 2.97m)
Of double bedroom proportions, with carpet to flooring, uPVC double glazed window to the front elevation, pendant light fitting and wall mounted radiator.
- BEDROOM TWO** 10'11" x 11'9" (3.33m x 3.58m)
With uPVC double glazed window to front elevation, wall mounted radiator, pendant light fitting. Of double bedroom proportions and gives access to...
- ENSUITE** 8'10" x 4'6" (2.69m x 1.37m)
With large walk in shower with glass shower screen, low flush WC, floating wash hand basin, large wall mounted mirror with electric shaver points, uPVC privacy window to side, tiling to splashbacks and chrome heated towel rail.
- BEDROOM FOUR** 11'9" x 10'11" (3.58m x 3.33m)
Again boasting double bedroom proportions with carpet to flooring, uPVC double glazed window to rear elevation, inset spotlights to ceiling and wall mounted radiator.



BEDROOM THREE

11'3 x 13'3 (3.43m x 4.04m)
 With carpet to flooring, uPVC double glazed window to rear outlook, inset spotlights to ceiling, wall mounted radiator and of double bedroom proportions.

BATHROOM

13'6 (into shower) x 7'2 (4.11m (into shower) x 2.18m)
 Fully tiled to flooring and with tiling to splashbacks, uPVC double glazed window to rear in privacy finish, with double walk in shower and glass shower screen. Panel bath with mixer tap, chrome heated towel rail, floating sink with mixer tap, glass mirror and electric shaver points.

PRINCIPAL BEDROOM

14' x 11'2 (4.27m x 3.40m)
 Boasting double bedroom proportions, with uPVC double glazed window to the front elevation, carpeting to flooring, wall mounted radiator and feature ceiling light. Gives access to

WALK IN WARDROBE

4'8 x 8 (1.42m x 2.44m)
 Dressing or storage area.

ENSUITE

5'4 x 9'7 (1.63m x 2.92m)
 With large walk in shower with glass shower screen and rainfall shower head, low flush WC, wash hand basin in vanity unit, large wall mounted mirror with electric haver points, uPVC privacy window to side, chrome heated towel rail, tiling to floor and splashbacks.

EXTERNAL

To the front of this impressive plot is a large paved driveway allowing for parking for multiple vehicles and a large laid to lawn grass section with electronic car charging point towards the garage.

To the rear of the property is a large private garden with a patio terrace extending from the immediate building footprint, The rest of the garden is laid mainly to lawn. with external power and light point, and external hot and cold taps.

All is set in a fenced surround.

DOUBLE GARAGE

19' x 17'6 (5.79m x 5.33m)
 With electronic up and over door, full power and lighting.

COUNCIL TAX:

We understand the current Council Tax Band to be G

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

FIXTURES AND FITTINGS :

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

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



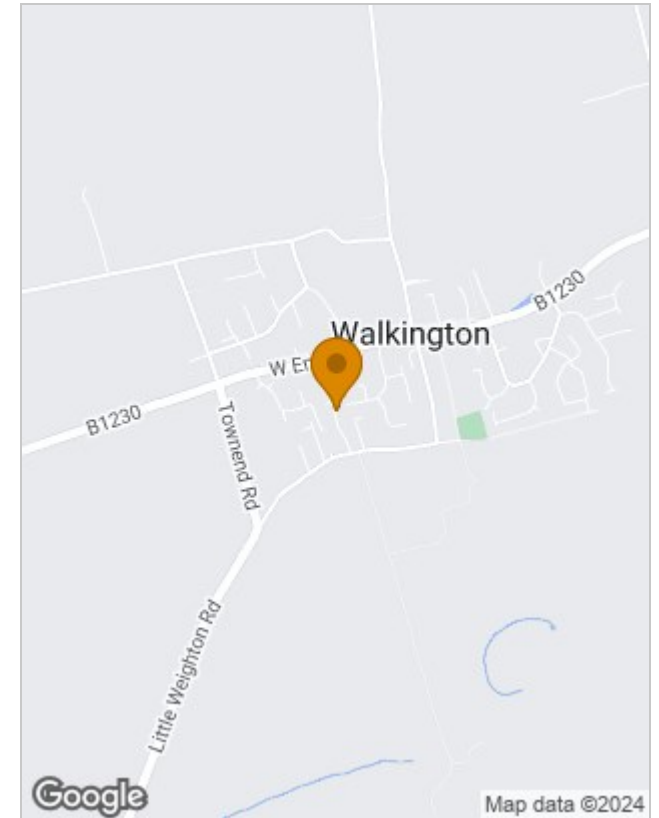
Viewing

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.

3 Sow Hill Road, Beverley, East Riding of Yorkshire,
Tel: 01482 866304 Email: bevsales@stanifords.com

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	