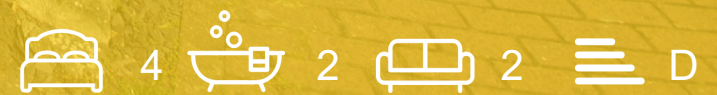


staniford grays



27 Manor Park, Beverley, HU17 7BS

£649,950





27 Manor Park

Beverley, HU17 7BS

- OVERSIZE PLOT
- DISCREET CENTRAL BEVERLEY LOCATION
- 4 RECEPTION ROOMS
- 3 BATHROOMS
- CONVERTED ANNEXE
- DRIVEWAY FOR 4 VEHICLES AND DOUBLE GARAGE
- 4 DOUBLE BEDROOMS
- PRIVATE GARDENS

AN OPPORTUNITY TO PURCHASE AN EXCEPTIONAL FAMILY HOME COMPLETE WITH ANNEXE ,IN A CENTRAL BEVERLEY SETTING AND OCCUPYING A LARGE PLOT.

Occupying a discreet and convenient Beverley location, this well-appointed property extends in the region of 2000 square feet internally with full privacy offered to the rear gardens.

The arrangement of living space provided offers flexibility to two floor levels comprising; Reception Entrance Hallway, Formal Lounge space, dedicated Dining Room, an open plan Dayroom Room, Kitchen, Snug/Office, Utility Room and Cloakroom W.C.

To the first floor a landing provides access to Four double Bedrooms and House Bathroom. The Master suite enjoys an En Suite Shower Room and a further En Suite to Bedroom Two.

A further annexe offers home office or gym potential having been converted.

Externally a double width driveway provides parking for 4 vehicles and access to a double garage with private and secluded gardens,



£649,950



ACCOMMODATION COMPRISES

ENTRANCE HALLWAY 16'0" x 6'6" (4.89 x 1.99)
A welcoming entrance to this delightful and generously sized family home with return staircase approach to first floor level, under stairs storage cupboard and access provided to ground floor reception spaces.

CLOAKROOM/ WC
With privacy window t frontage, pedestal wash hand basin and low flush WC.

RECEPTION LOUNGE 16'10" x 13'1" (5.14 x 4.0)
Enjoying good levels of natural daylight with windows to the side elevation and French doors to the external patio and garden beyond. A central focal point is provided via a gas fire insert with traditionally styled surround with granite hearth and mantle. Panel wall detailing and suitably sized to accommodate furniture suite with oak engineered flooring.

DINING ROOM 11'8" x 10'7" (3.58 x 3.24)
Has potential to be used for a multitude of purposes. Used by the current vendors as a formal dining space, with windows to the front and side elevations.

GROUND FLOOR STUDY 10'1" x 5'9" (3.08 x 1.77)
With bay window to the front outlook. Has potential to be used as a playroom also.

KITCHEN 16'4" x 11'7" (4.99 x 3.55)
With window to the side elevation, access provided to the utility room and open plan to the dedicated day room. Fitted with a range of traditionally styled wall and base units with contrasting work surfaces over. Inset one and a half bowl sink and drainer, Aga with farmhouse recessed extractor canopy over. Space for a number of free standing white goods including space for free standing American style fridge freezer and integrated dishwasher. With tiling to splashbacks also.

DAY ROOM 18'7" x 9'8" (5.67 x 2.96)
Used as an informal reception space, being open plan to the kitchen with windows to the front and rear outlook, with oak engineered flooring.

UTILITY ROOM 9'10" x 6'5" (3.01 x 1.96)
Used as a secondary kitchen with a range of fitted wall and base units, gas hob, low level oven, extractor canopy, tiled flooring, access door to the rear garden and wall mounted boiler.

FIRST FLOOR

GALLERY LANDING
Providing access to four bedrooms. With window to front outlook, loft access point and storage cupboard.

MASTER BEDROOM 15'9" x 13'5" (4.81 x 4.10)
Of double bedroom proportions with wardrobes to wall length, vanity dresser and locker storage also, with window to the rear outlook.



ENSUITE SHOWER ROOM

Benefitting from modern styling throughout with contrasting tiling to wall coverings. Including concealed cistern low flush WC inset to basin with storage. Recessed double width shower tray and shower screen with rainfall shower head and separate console. With contrasting tiling to splashbacks, heated towel rail and privacy window to side elevation.

BEDROOM TWO

Of double bedroom proportions with window to rear elevation and space for free standing bedroom furniture.

11'9" x 12'2" (3.60 x 3.73)

ENSUITE SHOWER ROOM

With low flush WC, pedestal wash hand basin, walk in shower area with floor mounted drainer with mosaic tiled detailing and contrasting floor and wall tiling to remainder. storage. Rainfall shower head and additional shower head console, heated towel rail also.

BEDROOM THREE

Of double bedroom proportions with window to the front elevation.

11'8" x 9'8" (3.58 x 2.96)

BEDROOM FOUR

Of double bedroom proportions with window to the front elevation.

14'1" x 7'1" (4.30 x 2.16)

HOUSE BATHROOM

With window to rear, inset basin to vanity unit, concealed cistern low flush WC, recessed tiled panel bath with off set chrome fitted tap points, shower head and console. Mosaic border detailing with contrasting over size wall tiling, drainer to floor and heated towel rail.

8'1" x 7'6" (2.47 x 2.29)

EXTERNAL

The property boasts a generous plot width offering an oversized plot position with vehicular access provided via a dedicated driveway with parking for up to four vehicles, in turn leading through to a double garage. To the immediate front garden area, a laid to lawn grass section features with established shrubbery and planting, with pathway leading to the property entrance.

Gated side access provided to an enclosed rear garden of a generous size with pathway, patio and terrace extending from the immediate building footprint. Laid to lawn grass section, established planting, shrubbery and borders, with apple blossom trees. A picket style fence provides access to artificial lawn and hard landscaped paly area with access provided to the dedicated annex (see description below).

DOUBLE GARAGE

With electric up and over access door and full power and lighting. Personnel door to side also.

16'0" x 17'8" (4.88 x 5.41)

ANNEX ACCOMMODATION

A versatile space, has potential to be used as a work from home office, gym or additional playroom/ annex. Accessed via uPVC double glazed French doors with laminate to floor coverings, full power and lighting, inset wash hand basin to unit, windows to side elevation and separate WC.

16'7" x 18'0" (5.07 x 5.50)

ANNEX WC

With low flush WC and additional window to side elevation.

4'7" x 5'10" (1.40 x 1.79)

AGENTS NOTE

The property offers ready to move in living with further upgrade potential offered and given the generous size of plot and potential for annex accommodation comes recommended for further internal inspection.

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.

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.

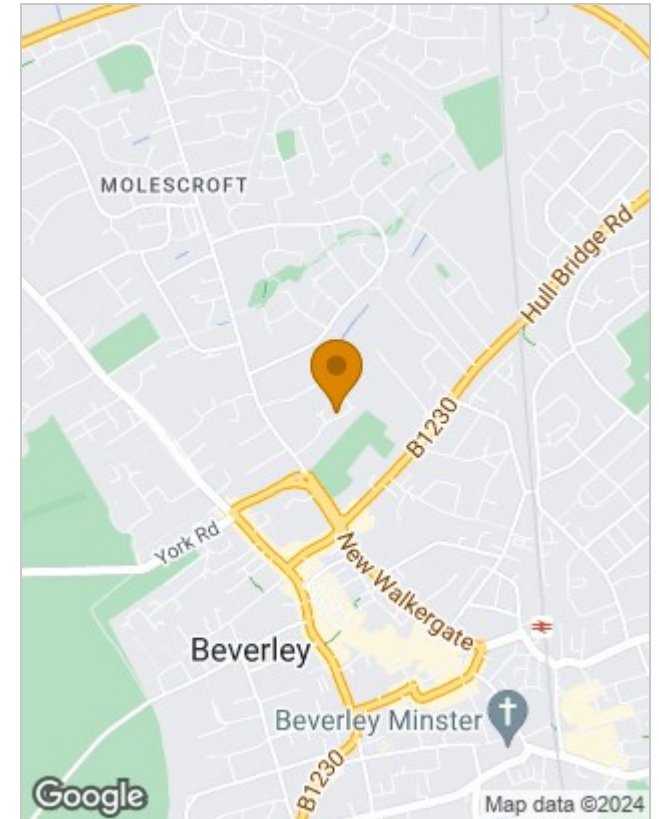
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



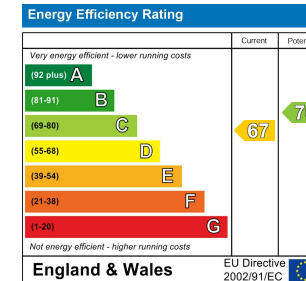
Floor Plans



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.