

staniford
grays



44 Wheatlands Drive, Beverley, HU17 7HR

£449,950





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- COMPLETELY MODERNISED THROUGHOUT
- HEAD OF CUL-DE-SAC POSITION
- FOUR BEDROOMS
- AMPLE PARKING
- DOUBLE GARAGE
- WELL MANICURED GARDENS FRONT AND REAR

Occupying a superb elevated head of cul-de sac position, this generously sized family home benefits from being completely modernised by the current owner. Beautifully decorated it is a very stylish home with plenty of light and space.

The property briefly comprises entrance hallway, living room, dining kitchen, WC and utility area. To the first floor are four bedrooms and house bathroom. Externally there are well manicured gardens front and rear and a double garage.



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ACCOMMODATION COMPRISES

ENTRANCE PORCH 5'6" x 4'7" (1.70 x 1.40)
Accessed via a composite front door with glass panels, laminate floor, uPVC double glazed structure with ceiling light and wall mounted modern contemporary radiator.

HALLWAY 15'4" x 5'10" (4.69 x 1.79)
With uPVC entrance door featuring privacy glass, laminate to floor, wall mounted modern contemporary radiator, useful open under the stairs space with spot lights and under the stairs storage cupboard, two ceiling mounted pendent light fittings. Stairs to the first floor level with wooden balustrade and spindles. Hallway leads to ground floor reception spaces.

CLOAKROOM/ WC 7'9" x 3'4" (2.38 x 1.04)
Featuring contemporary white wood door with chrome furniture, tiled floor, wall mounted modern contemporary radiator, closed cistern comfort height low flush WC, half pedestal wash hand basin with mixer tap, pendent light fitting and uPVC double glazed privacy window.

LIVING ROOM 16'0" x 12'4" (4.88 x 3.77)
With a large front facing window allowing for an abundance of natural daylight to this spacious living room. Contemporary white wood door with chrome furniture, carpeted flooring with uPVC double glazed window and modern contemporary radiator below with second wall mounted ceiling mounted light fitting.

KITCHEN 13'8" x 9'6" (4.17 x 2.9)
A beautiful contemporary kitchen diner (over 10m in total length) with Bosch appliances, benefitting from bi-folding doors leading into the garden from the dining area and a useful utility area with back door to side path and access to the garage.

This contemporary kitchen features laminate wood floor, glass and stainless steel sink, induction hob with glass extractor and smoked glass splash backs. Eye level electric oven and microwave oven with integrated fridge freezer and dishwasher. Marble effect work tops with feature lighting, display cupboard with internal lights, ceiling spotlights, carousel corner cupboard and larder cupboard. uPVC double glazed window with outlook to the rear garden.

DINING AREA 12'3" x 9'1" (3.75 x 2.77)
With views to the rear garden via bi-folding doors to the rear southerly garden, this dining area offers a practical and sociable space for entertaining inside or out in the garden. Contemporary white wood doors with chrome furniture, laminate wood floor, wall mounted vertical modern contemporary radiators and second modern contemporary radiator. Ceiling spotlights and three light ceiling mounted light fitting over the dining table.

UTILITY AREA 7'3" x 6'4" (2.23 x 1.95)
A useful area with access to the side path and garage via the back door. Laminate wood floor, uPVC double glazed windows on two sides with matching back door with glass panel. Wall mounted modern contemporary radiator, marble effect work top, with sink, plumbing for washing machine with both hot and cold water feeds and dryer.

FIRST FLOOR LANDING 9'2" x 5'5" (2.80 x 1.66)
Spacious landing giving access to four bedrooms, house bathroom and ceiling loft hatch.



HOUSE BATHROOM

9'0" x 5'11" (2.76 x 1.81)

With tiled floor, comfort height low flush WC, digital shower over bath with stunning full height marble effect splash back, half pedestal wash hand basin with mixer tap, two uPVC double glazed windows with privacy glass, contemporary vertical radiator and ceiling spotlights.

SUPERIOR BEDROOM

12'8" x 12'3" (3.88 x 3.75)

A spacious and beautifully decorated bedroom with TV ariel point, large uPVC double glazed window with views to the front and modern contemporary radiator below. A conveniently positioned USB plug socket and ceiling mounted single pendent light fitting.

BEDROOM TWO

12'2" x 10'10" (3.72 x 3.31)

A beautifully decorated room with TV ariel point and conveniently position USB plug point, ceiling mounted chandelier style light fitting, large uPVC double glazed window with views to the front and modern contemporary radiator below. A spacious in built storage cupboard, an airing cupboard with radiator inside, and a free standing wardrobe.

BEDROOM THREE

11'10" x 9'3" (3.63 x 2.83)

Positioned at the rear of the property, with ceiling mounted single pendent light fitting, TV ariel point, conveniently position USB plug point, uPVC double glazed window with modern contemporary radiator below and views to the back garden.

BEDROOM FOUR

12'5" x 7'10" (3.81 x 2.41)

Positioned at the rear of the property, with conveniently position USB plug point, ceiling mounted single pendent light fitting, uPVC double glazed window with modern contemporary radiator below and views to the back garden.

EXTERNAL

To the front is a well manicured garden and large driveway with parking provision for four vehicles and leads to a double garage.

The property enjoys a south facing garden to the rear. Laid mainly to lawn with a patio terrace extending from the building footprint and set in fenced and hedged surrounds.

DOUBLE GARAGE

With electric up and over doors and full power and lighting.

AGENTS NOTES

Situated in a highly desirable area, north of Beverley town centre and close to Molescroft primary school and Longcroft secondary school.

The property benefits from USB plug sockets located in each bedroom. External plug sockets positioned around the exterior of the property. Boiler located in the partially boarded loft and a NEST heating system.

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.

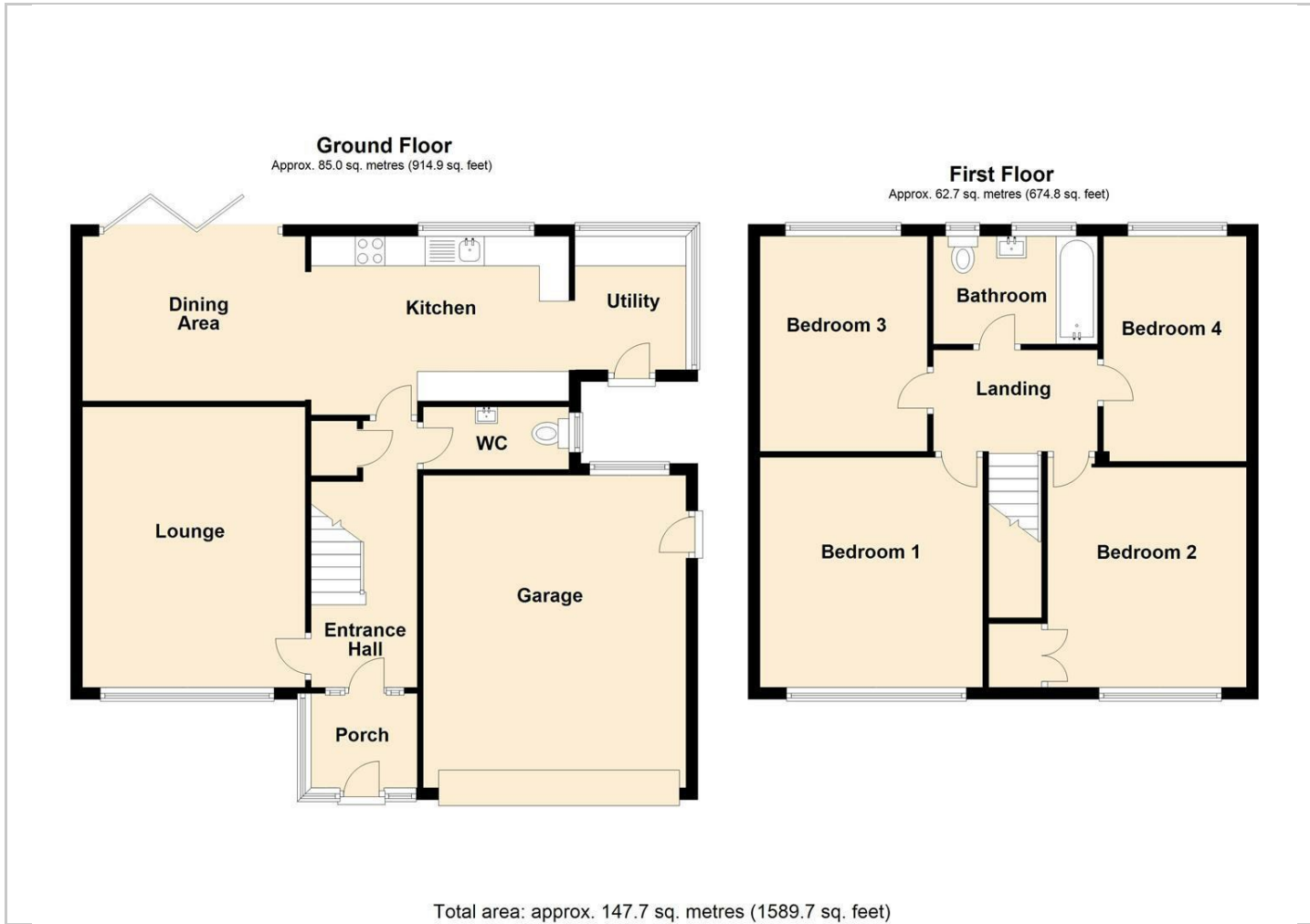
MISREPRESENTATION ACT 1967

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



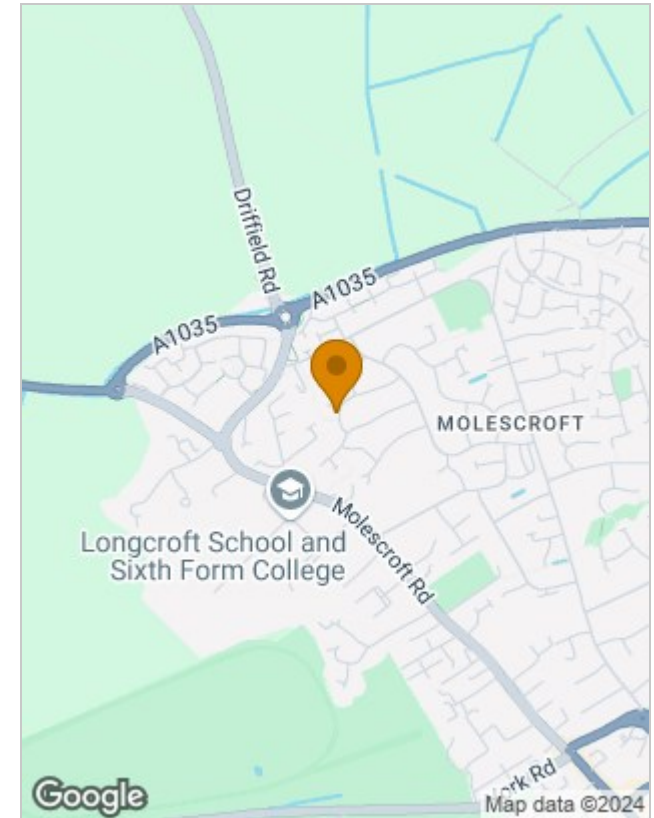
Viewing

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

