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grays



8 Finch Park, BEVERLEY, HU17 7DW

£429,950









# 8 Finch Park

BEVERLEY, HU17 7DW

- CORNER PLOT POSITION
- DORMER STYLE PROPERTY
- 3 BEDROOMS
- MODERN KITCHEN
- VIEWING ADVISED
- FLEXIBLE ROUND AND FIRST FLOOR LIVING
- DISCREET CUL-DE-SAC SETTING
- NO CHAIN INVOLVED
- PRIVATE PLOT SETTING

GENEROUS DORMER BUNGALOW HOME IN MOLESCROFT SETTING.

Ideally situated upon a corner plot within the delightful location cul-de-sac of Finch Park, the bungalow for sale offers sizeable living accommodation in a private plot environment.

Offering deceptively spacious living, the property benefits from a modern Breakfast Kitchen and comes ready for immediate occupation extending in excess of 1500 sq. ft in size.

The versatile arrangement of living space comprises, Entrance Hallway, Formal Lounge, Dining Room, Breakfast Kitchen, Utility Room, ground floor Bedroom, Study and W.C.

To the first floor level two double Bedrooms feature with a Shower Room.

Externally mature and established gardens exist to the rear with a double width driveway providing ample parking provision leading to a Garage. The gardens remain private and enclosed throughout with mature planting to the perimeters giving excellent levels of seclusion.

Offered to the market with no onward chain.



£429,950



## GROUND FLOOR

### ENTRANCE HALL

With a uPVC entrance door, single radiator, wall mounted alarm panel, coving to the ceiling, inner hallway with stair access to the first floor level and access to an under stairs storage cupboard.

### CLOAKROOM WC

With a front aspect uPVC double glazed privacy window, dual flush WC, wash hand basin with vanity storage under with tiling to the splash back areas. Coving to the ceiling, large in built cloak cupboard with sliding doors and a single radiator.

### STUDY

With a front and side aspect double glazed windows, coving to the ceiling, single radiator and telephone point

10'8 x 9'11 (3.25m x 3.02m)

### DINING ROOM/RECEPTION TWO

A versatile second reception room with a front facing aspect double glazed window, coving to the ceiling, single radiator, TV point and telephone point,

13'11 x 10'7 (4.24m x 3.23m)

### BEDROOM THREE

With a side aspect double glazed window, double radiator, large in built wardrobes with up and over storage and a TV point.

11'3 x 8'4 (3.43m x 2.54m)

### RECEPTION LOUNGE

Enjoying good levels of natural daylight with two side aspect double glazed windows and a set of double glazed sliding patio doors to the garden, coving to the ceiling, a central focal electric coal effect fireplace with marble hearth and wood surround, single radiator and a television point.

14'10 x 14'8 (4.52m x 4.47m)

### BREAKFAST KITCHEN

Fully modernised and upgraded with a large rear aspect double glazed window, range of modern wall and floor fitted kitchen units with complimentary work surfaces. A one and half bowl sink and drainer with mixer tap over, mid level electric oven, mid level microwave, a separate four ring gas hob, extractor canopy, integrated dishwasher, tiling to all splash back areas, single radiator, and space for fridge.

15'3 x 10'7 (4.65m x 3.23m)

### UTILITY

Leading from the kitchen with a rear aspect double glazed window, base kitchen units with wood effect rolled edge work surfaces, incorporating space for an automatic washing machine and tumble dryer with space for a large American style fridge freezer. Side door access, coving to the ceiling, single radiator. Access to the Worcester Bosch gas central heating combination boiler. Fitted cupboards to one wall also, single sink and drainer with mixer tap and tiling to the splash back areas.

10'2 x 9' (3.10m x 2.74m)



#### **FIRST FLOOR LANDING**

A central open landing with a wood bannister, loft access point via a hatch and also access to a large walk in airing cupboard.

#### **BEDROOM ONE**

14'8 x 13'8 (4.47m x 4.17m)

With a rear aspect double glazed window, double radiator, fitted wardrobes to one wall. Sink with under vanity storage, telephone point with the option to incorporate and en suite due to the large size of the bedroom itself, TV point.

#### **BEDROOM TWO**

10'7 x 14'1 (3.23m x 4.29m)

With two front aspect double glazed windows, a double radiator, fitted mirror fronted wardrobes. to one wall, a sink with mixer tap and vanity storage underneath.

#### **SHOWER ROOM**

9'9 x 7'11 (2.97m x 2.41m)

With two side aspect velux windows, a large corner shower unit with glass sliding doors and marble effect splash backs and chrome fixings. Dual flush WC, wall mounted wash hand basin, double radiator and fully tiled walls.

#### **OUTSIDE**

Discreetly positioned in a peaceful cul-de-sac setting and occupying a corner plot position, with a laid to lawn front garden which wraps around the property with planted shrubs and concrete pathway to both sides with a block paved driveway giving access to the garage.

To the rear a mainly laid to lawn rear garden with fenced/brick borders with established planting with shrubs and trees, side access via a gate with bin store to the side and also a greenhouse. There is also a large paved patio area all within a secluded plot environment.

#### **LARGE SINGLE GARAGE**

With electric door and storage loft accessed via a hatch

#### **FIXTURES AND FITTINGS**

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

#### **MORTGAGE CLAUSE**

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@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.

#### **TENURE**

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

#### **VIEWING**

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 866304

E-mail: bevsales@stanifords.com

#### **WEBSITES**

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk







Floor Plans



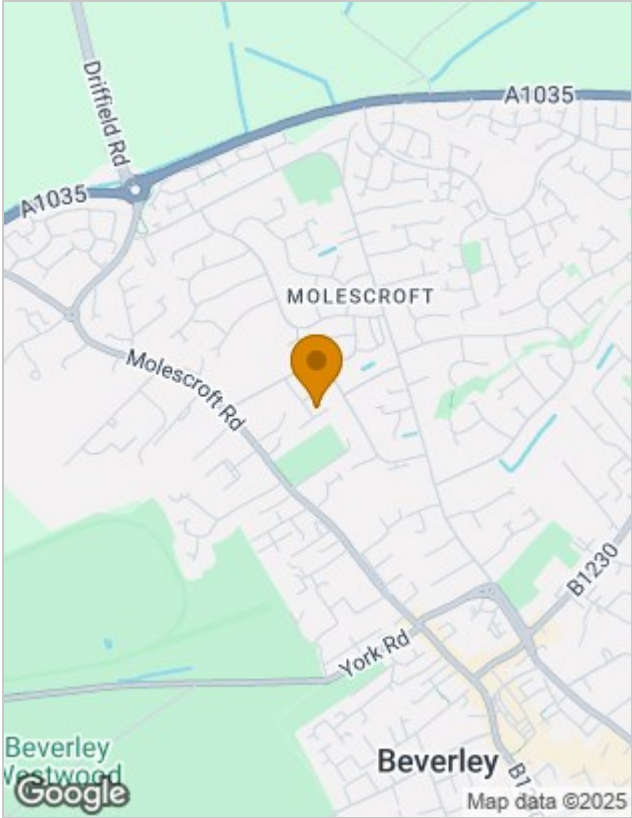
Viewing

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

