

**staniford**  
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FOR SALE 01422 865394

41 Scotts Garth Close, Tickton, Beverley, HU17 9RQ

£309,950

4 bed 2 bath 2 carport C







# 41 Scotts Garth Close

Beverley, HU17 9RQ

- SPACIOUS FAMILY HOME
- SUPERIOR BEDROOM WITH ENSUITE AND WALK IN WARDROBE
- LARGE GARAGE AND OFF STREET PARKING
- FOUR BEDROOMS
- OPEN PLAN KITCHEN DINER WITH BIFOLDING DOORS TO REAR
- POPULAR VILLAGE SETTING

A wonderful extended four bedroom link detached family home located in the popular village of Tickton, positioned just off the A1035 and approximately two miles East of Beverley. A stunning spacious open plan kitchen diner with additional living space and bi-folding doors opening onto the mature rear garden dominates the ground floor of this spacious family home. This property briefly comprises entrance hall, cloak room WC, Living room, Kitchen diner, Superior bedroom with walk in wardrobe and ensuite shower room. Three further bedrooms and a family bathroom together with an integrated garage and off street parking for multiple vehicles.



£309,950



## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 4'3" x 2'11" (1.31 x 0.90)  
Composite front door with privacy glass, carpeted floor, pendent light fitting, wall mounted radiator, two storage cupboards.

**CLOAKROOM WC** 4'7" x 3'2" (1.410 x 0.98)  
Wood door with brass handles, vinyl floor, uPVC double glazed privacy window, ceiling light, wall mounted radiator. Pedestal wash hand basin, low flush WC with splash back tiles behind.

**LOUNGE** 18'8" x 12'3" (5.70 x 3.75)  
Wood door with brass handles, carpeted floor, two uPVC double glazed window with outlook to the front and side, wall mounted radiator, fire place with electric fire, white granite surround and hearth.

## OPEN PLAN KITCHEN DINER

**KITCHEN AREA** 9'10" x 9'0" (3.00 x 2.75)  
Wood door with brass handle, second wood door with brass handle to the Utility room. Continuation of laminate wood floor, range of wall and base units, uPVC double glazed window with side aspect, NEFF five ring gas hob, NEFF electric oven, extractor fan over, butchers block style work tops with breakfast bar and one and half stainless steel drainer sink with mixer tap and integrated dishwasher.

**UTILITY ROOM**  
uPVC double glazed back door, laminate wood floor, two ceiling spotlights, uPVC double glazed window with privacy glass, wall mounted radiator, stainless steel drainer sink with mixer tap, plumbing for washing machine, base units and work top with extractor fan.

**LOUNGE DINER AREA** 21'1" x 12'2" (6.44 x 3.71)  
This is a beautiful space with views via the bi-folding doors to the mature rear patio and garden, perfect for entertaining inside or out. Wood door with brass handles, laminate wood floor, spot lights and one pendent light fitting, two wall mounted radiators, bi-folding doors to the mature rear garden, door to integrated garage.

**STAIRCASE AND LANDING**  
Carpeted staircase with wood hand rail, ceiling light, airing cupboard and loft access.

**SUPERIOR BEDROOM** 14'0" x 10'9" (4.27 x 3.28)  
Wood door with fanlight and brass handle, carpeted floor, ceiling spotlights, uPVC double glazed window with rear outlook with wall mounted radiator below.

**DRESSING AREA/ WALK IN WARDROBE** 7'8" x 7'3" (2.34 x 2.23)  
Wood door with brass handle, carpeted floor, light tunnel, ceiling spotlights.





**ENSUITE SHOWER ROOM**

5'1" x 7'3" (1.55 x 2.23)

Wood door with brass handle, vinyl floor, full splash back tiling, shower cubicle with electric shower, low flush WC and wash hand basin with combined vanity unit, wall mounted towel radiator, spotlights and light tunnel.

**BEDROOM TWO**

12'4" x 7'6" (3.77 x 2.30)

Wood door with fanlight and brass handle, carpeted floor, ceiling mounted three bulb chrome spotlight, wall mounted radiator, uPVC double glazed privacy window and light tunnel.

**BEDROOM THREE**

11'7" x 10'9" (3.54 x 3.30)

Wood door with fanlight and brass handle, carpeted floor, ceiling mounted light fitting, wall mounted radiator, uPVC double glazed window with front aspect, fitted wardrobe with sliding doors.

**BEDROOM FOUR**

12'3" x 6'9" (3.74 x 2.08)

Wood door with fanlight and brass handle, carpeted floor, ceiling mounted light fitting, uPVC double glazed bay window with side aspect and wall mounted radiator below.

**BATHROOM**

Wood door with fanlight and brass handle, vinyl floor, ceiling light fitting, uPVC double glazed privacy window, towel radiator, low flush WC and wash hand basin with vanity unit, bath with electric shower over with full splash back tiling.

**EXTERNAL**

To the front a block paved driveway with parking for several vehicles leading to the garage. A gravel border with a mature tree and block paved path to the side of the property. To the rear a garden with mature trees and borders, flagged patio and lawn with summer house and partially screened with a trellis.

**GARAGE**

18'2" x 8'9" (5.55 x 2.67)

Brick built garage with up and over door, power and light with uPVC rear door to the patio and garden

**COUNCIL TAX:**

We understand the current Council Tax Band to be D

**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.







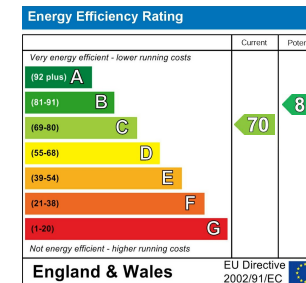
## Floor Plans



## 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.