

**staniford**  
grays



196 Canada Drive, CHERRY BURTON, HU17 7SB

£260,000









# 196 Canada Drive

CHERRY BURTON, HU17 7SB

- POPULAR VILLAGE SETTING
- CORNER PLOT POSITION
- OFF STREET PARKING AND GARAGE
- UPVC DOUBLE GLAZED THROUGHOUT
- NO ONWARD CHAIN
- THREE BEDROOMS
- PRIVATE REAR GARDEN
- GAS CENTRAL HEATING
- SOLAR PANELS (SEE AGENTS NOTE)

A superb modern three bedroomed linked detached family home located in the pretty village of Cherry Burton, just three miles West of Beverley.

With the benefit of Gas Central Heating via Radiators together with Double-Glazed Windows and Solar Panels (see agents note), the nicely proportioned accommodation briefly includes: Entrance Hall, Cloakroom WC, Front Facing Lounge with Feature Fireplace flowing through an archway to a Dining Room with Patio Doors, Modern Shaker Style Fitted Kitchen complete with stainless steel cooking appliances, Utility Room. A Central First Floor Landing provides access to Two Double Bedrooms - Each with Fitted Furniture together with a Single Bedroom and the House Bathroom. There is a block paved driveway leading to an attached single garage to the front and an established garden to the rear.



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## ACCOMMODATION COMPRISES

### ENTRANCE HALL

Composite front door, laminate wood floor, pendent light fitting, wall mounted radiator, leads to staircase and living room.

### CLOAKROOM WC

Wood door with brass handles, laminate wood floor, ceiling light, uPVC double glazed privacy window, wall mounted radiator, wash hand basin with vanity unit and low flush WC. 5'5" x 2'7" (1.66 x 0.79)

### LOUNGE

Wood door with brass handles, carpeted floor, chrome ceiling light fitting, uPVC double glazed window with front aspect, wall mounted radiator, fire place with gas fire marble hearth and wood surround. 13'1" x 13'11" (4.00 x 4.25)

### DINING ROOM

Positioned off the living room with a carpeted floor, triple light fitting with fan, uPVC double glazed French doors to the rear garden, wall mounted radiator. 9'10" x 7'10" (3.00 x 2.40)

### KITCHEN

Wood door with brass handles, laminate wood floor, uPVC double glazed window with outlook to the rear garden, ceiling mounted strip light, four ring gas hob and electric oven, under stairs storage cupboard. 9'7" x 8'2" (2.94 x 2.50)

### UTILITY ROOM

Wood door with brass handles, laminate wood floor, uPVC double glazed window rear door, stainless steel sink, plumbing for washing machine, loft access, wall mounted radiator, single pendent light fitting, wall mounted Worcester boiler. 9'8" x 7'6" (2.95 x 2.29)

### LANDING

Carpeted floor, ceiling light, loft access, wooden hand rail with spindles and uPVC double glazed window with side outlook. 9'10" x 6'1" (3.00 x 1.87)

### BATHROOM

Wood door with brass handles, vinyl floor, uPVC double glazed privacy window, ceiling spotlights, contemporary vertical radiator, inset wash hand basin with vanity unit, low flush WC, P- Shaped bath with mixer shower and mixer tap with full splash back tiles. 7'3" x 6'1" (2.21 x 1.86)





**BEDROOM ONE** 11'5" x 8'11" (3.49 x 2.74)  
Wood door with brass handles, carpeted floor, uPVC double glazed window with outlook to the rear, pendant light fitting, and wall mounted radiator.

**BEDROOM TWO** 12'3" x 8'5" (3.75 x 2.58)  
Wood door with brass handles, carpeted floor, uPVC double glazed window with outlook to the front, pendant light fitting and wall mounted radiator

**BEDROOM THREE** 7'11" x 7'3" (2.43 x 2.23)  
Wood door with brass handles, carpeted floor, uPVC double glazed window with outlook to the front, pendant light fitting, wall mounted radiator.

**EXTERNAL**  
At the front a block paved and concrete driveway with parking for two cars with block paved side path to garden gate. To the rear a lawned garden with a raised decking area and patio positioned close to the dining room and accessed from the French doors.

**AGENTS NOTE**  
The house benefits from solar panels providing the purchaser with cheaper domestic electricity plus a Feed in Tariff (FIT) payment of currently £1,200 per annum.

**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.

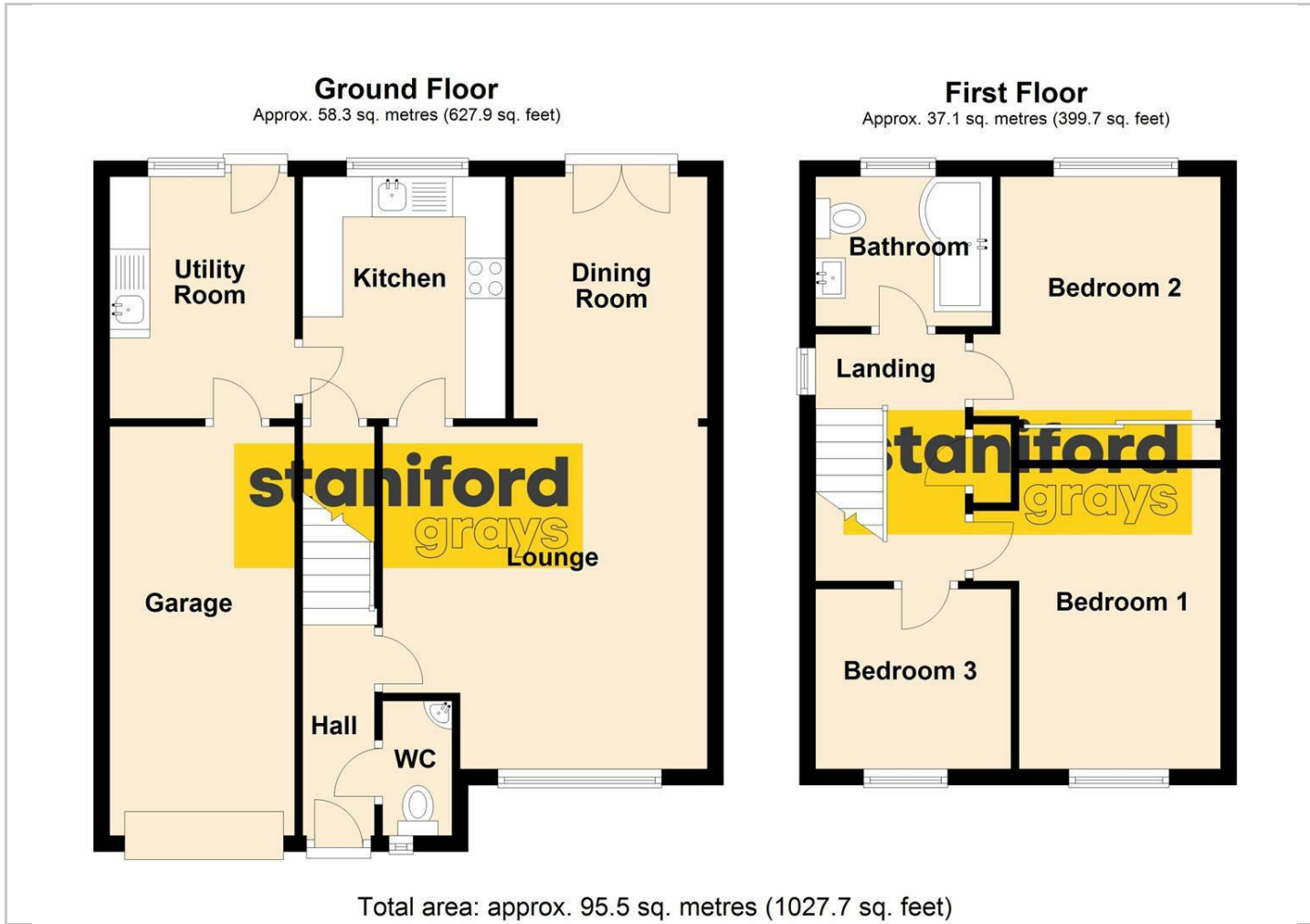
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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







## Floor Plans



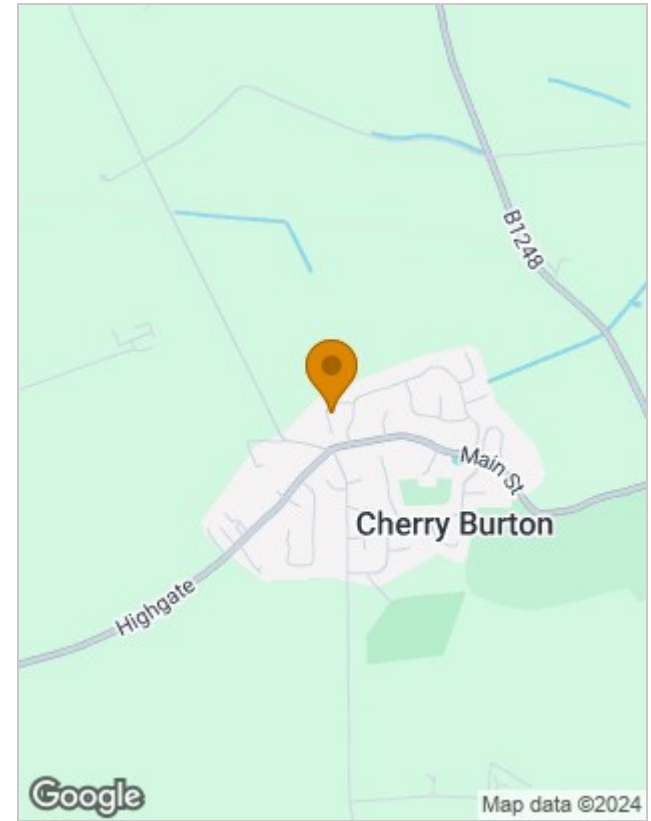
## Viewing

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

