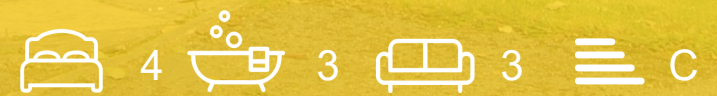


**staniford**  
grays



74 Poplars Way, Beverley, HU17 8PU

£345,000





# 74 Poplars Way

Beverley, HU17 8PU

- LARGE CONSERVATORY
- SUPERIOR BEDROOM WITH ENSUITE
- PRIVATE REAR GARDEN
- FOUR BEDROOMS
- CUL-DE-SAC POSITION
- OFF STREET PARKING AND GARAGE

If you are looking for a great family home close to major roads such as the A1079 and A164 offering easy access to Hull, York, and surrounding areas give this property a closer look.

The property boasts a 22' conservatory, plus plenty of living space on the ground floor and a superior bedroom with en-suite shower room, plus a further three good sized bedrooms and a garage.



£345,000



## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 14'7" x 2'11" (4.45 x 0.89)  
Composite front door with privacy glass, laminate wood floor, two chrome ceiling mounted spotlights, wall mounted contemporary radiator.

**CLOAKROOM WC** 7'6" x 3'2" (2.29 x 0.99)  
Wood door with brass knobs, wood floor, three spotlights, half-height wooden wall paneling, low flush WC, chrome towel radiator, wash hand basin with vanity unit and mixer tap.

**UTILITY ROOM**  
Plumbing for washing machine and additional storage space.

**LOUNGE** 17'10" x 12'3" (5.46 x 3.75)  
Two wood doors with brass handles, laminate wood floor, three spotlight light fitting, uPVC double glazed bay window with front aspect. Fireplace with marble hearth and back, wood surround and electric fire.

**KITCHEN** 14'7" x 10'8" (4.46 x 3.26)  
Wood door with brass knobs and six privacy glass panels, laminate wood floor, wood door to the dining room with brass knobs, wood door with grass panel to the conservatory. Wood work tops with Belfast sink and mixer tap, wood double glazed window with rear aspect, chrome triple spotlight fitting, chrome four spotlight fitting, Rangemaster five ring gas hob with electric oven and a range of wall and base units.

**CONSERVATORY** 22'1" x 12'9" (6.75 x 3.91)  
Brick and uPVC double glazed construction with a rear aspect over the garden. Laminate floor, ceiling fan with light, three wall spotlights, two wall mounted radiators, French doors to the rear garden.

**DINING ROOM** 10'7" x 6'9" (3.23 x 2.07)  
Wood door with brass knobs and uPVC sliding doors to the conservatory, laminate wood floor, three bulb pendant light fitting, wall mounted radiator.

**STAIRCASE AND LANDING**  
Wood handrail, carpeted floor, two pendant light fittings, wooden banister and spindles, airing cupboard, storage cupboard and loft hatch.

**BEDROOM TWO** 10'4" x 10'4" (3.15 x 3.17)  
Wood door with brass knobs, carpeted floor, pendant light fitting, uPVC double glazed window with front aspect, wall mounted radiator, fitted wardrobes.



**BEDROOM THREE**

8'11" x 7'11" (2.73 x 2.42)  
Wood door with brass knobs, carpeted floor, four brushed chrome spotlights, uPVC double glazed window with rear aspect, wall mounted radiator.

**BATHROOM**

6'6" x 6'5" (1.99 x 1.96)  
Wood door with brass knobs, vinyl floor, three spotlights, uPVC double glazed window with rear aspect, chrome towel radiator, wall mounted extractor fan, jacuzzi bath with electric shower over, low flush WC, wash hand basin with mixer tap, splash back tiling over WC, wash hand basin and bath.

**BEDROOM FOUR**

11'11" x 8'11" (3.64 x 2.73)  
Wood door with brass knobs, carpeted floor, pendant light fitting, uPVC double glazed window with rear aspect, wall mounted radiator.

**SUPERIOR BEDROOM**

14'6" x 11'3" (4.44 x 3.45)  
Wood door with brass knobs, carpeted floor, two pendent light fittings, uPVC double glazed window with front aspect, wall mounted radiator, fitted wardrobes.

**ENSUITE SHOWER ROOM**

6'6" x 5'2" (1.99 x 1.60)  
Wood door with brass knobs, vinyl floor, extractor fan, ceiling mounted spotlight, uPVC double glazed privacy window, chrome towel radiator. Low flush WC, wash hand basin with mixer tap and half splash back tiling, shower cubicle with electric shower and full splash back tiling.

**EXTERNAL**

Concrete driveway and flagged path leading to front door and exterior porch, lawn with hedge and mature silver birch tree with gravel border. Flagged path to the side of the garage. To the rear a flagged patio area, corner summer house, lawn with gravel border, mature shrubs, recently planted trees in the rear border and fence surround.

**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.

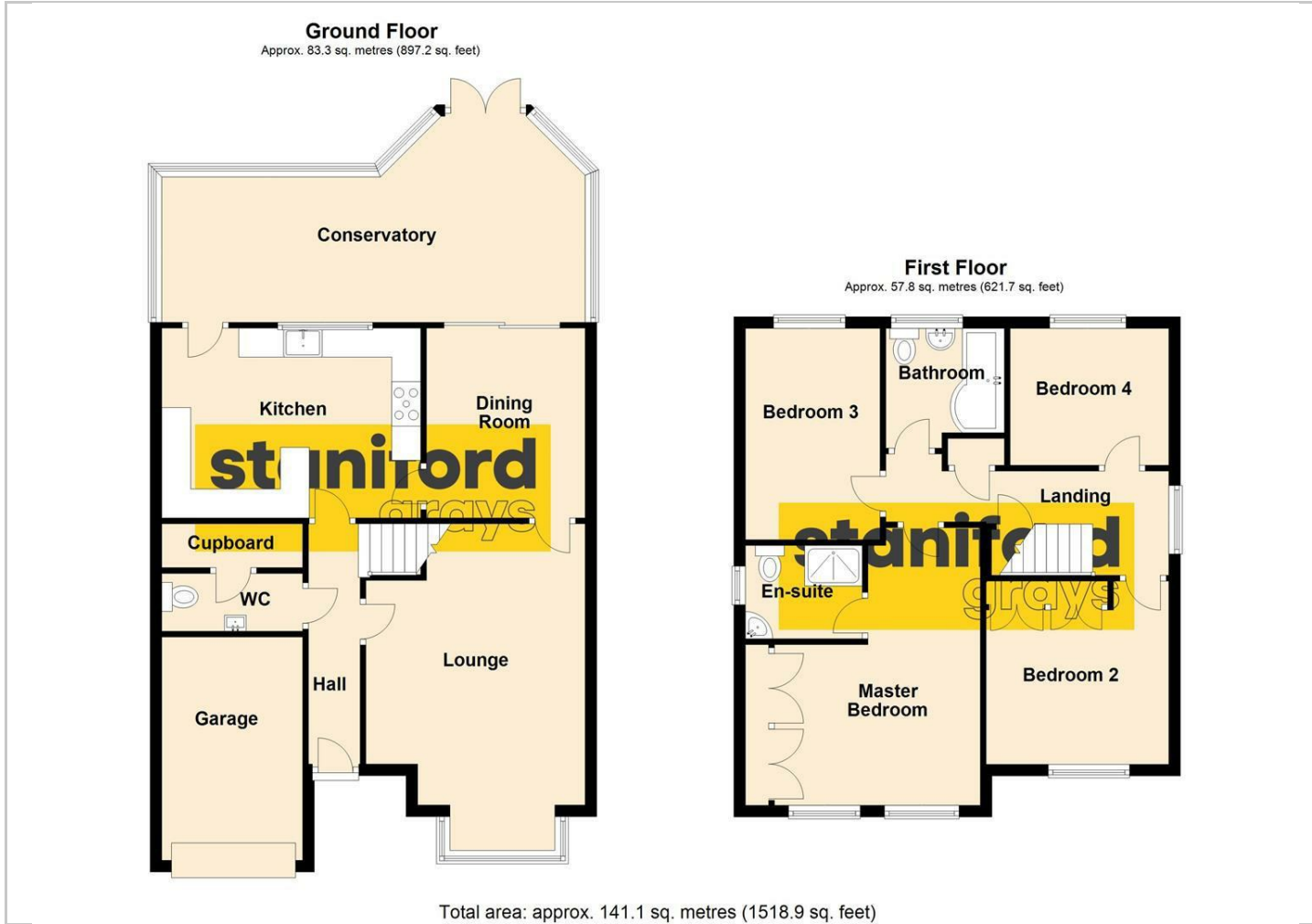
**MISREPRESENTATION ACT 1967**

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



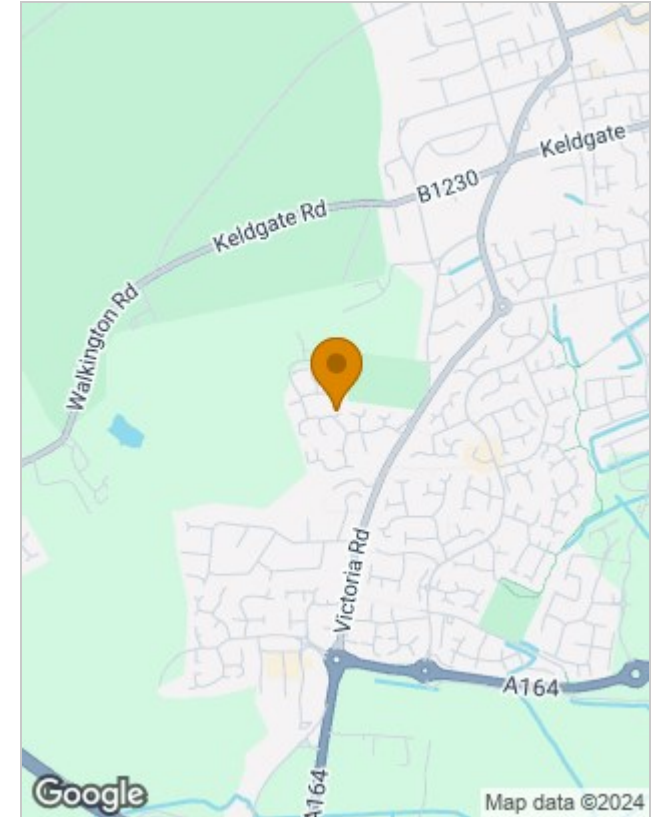
## Viewing

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.

3 Sow Hill Road, Beverley, East Riding of Yorkshire,  
Tel: 01482 866304 Email: bevsales@stanifords.com

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	