

staniford
grays



15 Rice Close, Beverley, HU17 0FU

£295,000

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15 Rice Close

Beverley, HU17 0FU

- IMMACULATE FAMILY TOWNHOUSE
- HIGH INTERNAL SPECIFICATION (RISBY HOME)
- DOUBLE PARKING
- OPEN PLAN DAYROOM/LOUNGE
- PRIVATE GARDENS
- DISCREET CUL-DE-SAC SETTING
- EXTENSION TO THE REAR
- LIFESTYLE KITCHEN
- IMPRESSIVE PRINCIPAL SUITE

A MODERN, EXTENDED AND IMMACULATLY PRESENTED FOUR BEDROOM HOME WITH DOUBLE PARKING.

With a high internal specification and attention to detail evident throughout, with an extension to the rear and upgraded internal specification. Located within walking distance of Beverley Town Centre and all amenities therein.

The property offers accommodation over three floors and briefly comprises; Breakfast Kitchen with extended granite breakfast bar and Utility Room. Inner Hallway with storage leads to a Lounge open plan to a Dayroom Extension with bi-folding doors. To the first floor 3 Bedrooms and a House Bathrooms feature with a most impressive Principal Suite to the second floor level with En-suite Shower Room.

Externally the property benefits from a double driveway, landscaped gardens and summer house.

A superb example of modern family living with viewings highly recommended to truly appreciate the size of home available.



£295,000



ACCOMODATION COMPRISES

GROUND FLOOR

BREAKFAST KITCHEN

A welcoming entrance to this immaculately appointed and modern styled family home. Enjoying good levels of natural daylight with fully uPVC double glazed access door, window to front and side elevations, wall mounted alarm console, LVT flooring throughout ground floor. Modern styled kitchen with contrasting granite work surfaces having been an upgraded specification with breakfast bar extending around. Inset sink and drainer with feature mixer tap, water softener Neff hob, extractor canopy, double Neff oven and warming drawer, integrated dishwasher, inset spotlights to ceiling and LED lighting to kickboards access provided to Utility Room and inner hallway.

UTILITY

with space for low level white goods, work surface and storage recess, window to side elevation.

INNER HALLWAY

Staircase approach leading to first floor level and deep storage cupboard.

LOUNGE

A versatile reception space with LVT flooring and wall mounted alarm console, opening through to

DAYROOM EXTENSION

A welcomed addition to the property given the excellent levels of daylight with uPVC double glazed window to side, bi-folding doors to therear garden and Velux roof lights also with pitched roof space, used by the current vendors as an informal dining area/dayroom.

FIRST FLOOR

LANDING

With staircase approach leading to second floor level, uPVC double glazed window , access to three bedrooms and house bathroom.

BEDROOM 2

With uPVC double glazed windows to front elevation. Fitted with a comprehensive range of wardrobes and bedroom furniture.

BEDROOM 3

With uPVC double glazed window to rear.

BEDROOM 4

With uPVC double glazed window to rear.

FAMILY BATHROOM

Well styled and appointed throughout with modern sanitary ware comprising of tiled panel bath with shower fitment over, wall mounted basin with vanity storage unit below, low flush WC, LED lit mirror, feature tiling with full tiling to floor coverings and splashbacks. Inset spotlights to ceiling, heated towel rail and uPVC privacy window to side.

SECOND FLOOR

LANDING

With light tunnel, storage cupboard and wall mounted boiler, gives access to a most impressive Principal Bedroom.



PRINCIPAL SUITE

BEDROOM

With a walkway extending to the bedroom itself, of double bedroom proportions with fitted wardrobes and bedroom furniture, uPVC double glazed window to front outlook.

ENSUITE SHOWER ROOM

Of an excellent size with double walk in shower cubicle, low flush WC, inset oversized basin to vanity unit, porcelain high gloss feature tiling to floor coverings, and complimentary contrasting tiling to full wall splashbacks. Heated towel rail and inset spotlights to ceiling.

EXTERNAL

Conveniently positioned within walking distance of Beverley Town Centre and the nearby Flemingate development. The location also enjoys good access to the major arterial roads within the immediate setting.

The property itself occupies a discreet cul-de-sac location with double driveway parking provided and low maintenance front boundary and pathway to the property entrance.

A landscaped and low maintenance garden with a patio terrace extending from the immediate building footprint features to the gated side and rear, bordered fencing to perimeter boundaries and additional access and storage area to the side of the property. Summer house, external tap and light points.

FIXTURES AND FITTINGS

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

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.

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.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected.

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) - 631133

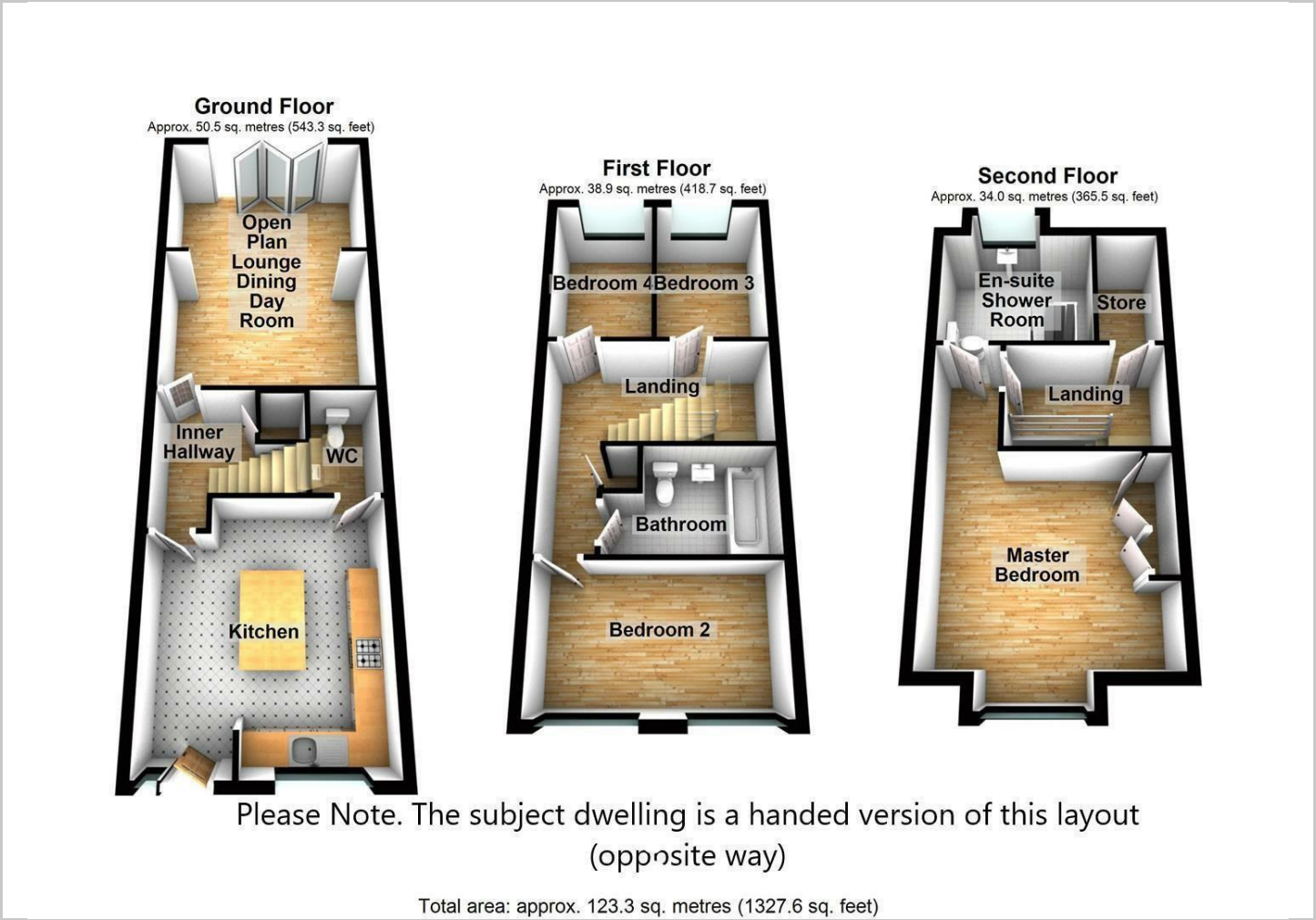
E-mail: swansales@stanifords.com

WEBSITES

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



Floor Plans

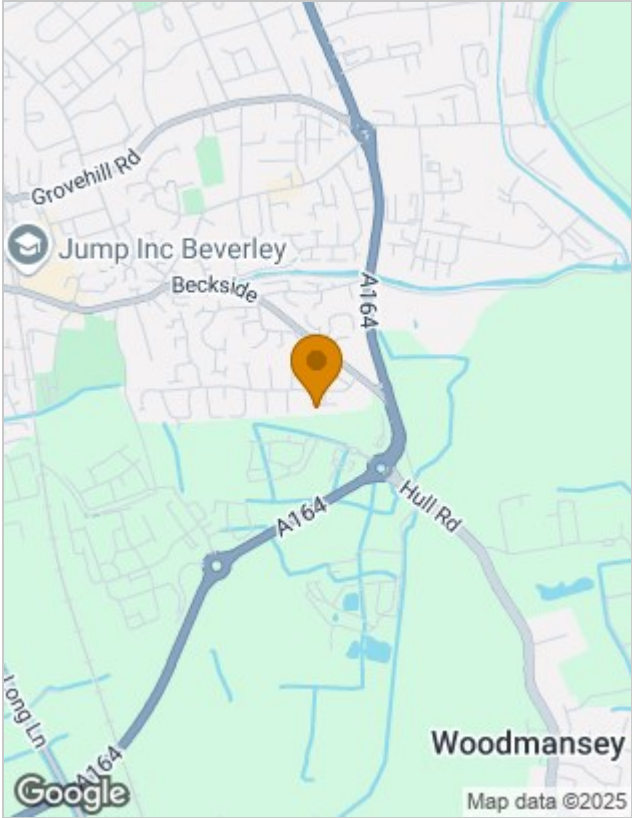


Viewing

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.

Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	