

staniford
grays



22 Browns Way, Beverley, HU17 8FQ

£350,000

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22 Browns Way

Beverley, HU17 8FQ

- IMMACULATELY MAINTAINED FAMILY HOME
- GARAGE AND OFF STREET PARKING
- SUPERIOR BEDROOM WITH ENSUITE
- NO ONWARD CHAIN
- CONSERVATORY WITH UPGRADED SOLID ROOF
- FOUR BEDROOMS
- LOW MAINTENANCE REAR GARDEN

An immaculately maintained and beautifully presented four-bedroom detached family home. The property briefly comprises;

Ground Floor:

A contemporary kitchen featuring numerous integrated appliances and a practical breakfast bar, complemented by a cloakroom to the rear.

A formal dining room with a charming bay window, perfect for family meals or entertaining.

A generous lounge leading into a spacious conservatory, enhanced by a solid roof upgrade that ensures comfort year-round.

First Floor:

Four well-proportioned bedrooms, including a superior master bedroom that offers a peaceful rear garden outlook, fitted wardrobes, and an en-suite shower room. The master bedroom is also beautifully finished with a contemporary wood-paneled feature wall.

A family bathroom with a three-piece suite, including a shower over the bath and full splash-back tiling.

Bedrooms three and four are situated at the front of the property, with bedroom four featuring fitted wardrobes.

Bedroom one, currently set up as a study, enjoys views over the rear garden.



£350,000



ACCOMMODATION COMPRISES

ENTRANCE HALL 12'1" x 4'1" (3.70 x 1.25)
Accessed via composite front door with two privacy glass panels, laminate wood floor, pendant light fitting, wall mounted radiator and under stairs cupboard.

DINING ROOM 13'11" x 8'7" (4.25 x 2.63)
Wood door with chrome handles, a three bulb light fitting, wall mounted radiator, front aspect uPVC double glazed bay window.

KITCHEN 18'6" x 7'11" (5.65 x 2.42)
Wood door with chrome handles, luxury vinyl flooring, front aspect uPVC double glazed window, drainer sink with mixer tap, white Venato style Mirostone worktops, two wall mounted radiators.

Integrated appliances include a fridge freezer, dishwasher, induction hob, electric oven and grill, microwave, washing machine, dryer, under counter fridge. Integrated boiler cupboard, breakfast bar with stools and pendant overhead light fitting, ceiling mounted spotlights, uPVC double glazed privacy rear door.

CLOAKROOM WC 6'0" x 2'10" (1.85 x 0.88)
Wood door with chrome handles, two ceiling spotlights, chrome towel radiator, low flush WC, wash hand basin with mixer tap and vanity unit.

LOUNGE 16'4" x 11'11" (5.00 x 3.64)
Wood door with chrome handles, laminate wood flooring, pendant five-bulb light fitting, wood paneled wall, side-aspect uPVC double-glazed window, contemporary vertical radiator.

CONSERVATORY 8'5" x 11'10" (2.58 x 3.61)
With uPVC double glazed French doors, uPVC and glass construction with an upgraded solid roof, six ceiling spotlights, carpeted floor, rear door to the garden, wall-mounted electric radiator

STAIRCASE AND LANDING 10'7" x 6'5" (3.25 x 1.96)
Carpeted flooring, rear aspect uPVC double glazed window, loft hatch, chrome five bulb pendent light fitting, wooden bannister with spindles.

BEDROOM ONE 8'7" x 8'7" (2.62 x 2.63)
Currently set up as a study, with wood door with chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window, wall mounted radiator.

SUPERIOR BEDROOM 12'0" x 11'1" (3.66 x 3.40)
Wood door with chrome handles, carpeted floor, five bulb light fitting, rear aspect uPVC double glazed window, wall mounted radiator, wood paneled wall, fitted wardrobes.



ENSUITE SHOWER ROOM

8'7" x 4'4" (2.62 x 1.33)
Wood door with chrome handles, luxury vinyl floor, side-aspect uPVC double-glazed privacy window, shower cubicle with electric shower, chrome towel radiator, five ceiling-mounted spotlights, low flush WC, pedestal wash hand basin, wall-mounted vanity unit with mirror, full tiled splash backs and extractor fan.

HOUSE BATHROOM

8'7" x 4'7" (2.62 x 1.41)
Wood door with chrome handles, luxury vinyl floor, side-aspect uPVC double-glazed privacy window, bath with mixer shower and rainfall shower head over, chrome towel radiator, six ceiling-mounted spotlights, low flush WC, pedestal wash hand basin, wall-mounted vanity unit with mirror, full tiled splash backs and extractor fan.

BEDROOM THREE

9'1" x 8'8" (2.78 x 2.65)
Wood door with chrome handles, carpeted floor, pendent light fitting, front aspect uPVC double glazed window, wall mounted radiator.

BEDROOM FOUR

14'5" x 9'10" (4.41 x 3.0)
Wood door with chrome handles, carpeted floor, chrome light fitting, two front aspect uPVC double glazed windows, wall mounted radiator, fitted wardrobes.

EXTERNAL

The front of the property has a a block paved parking area suitable for multiple vehicles.

To the rear a flag and block patio with gravel border synthetic grass and fence surround. Wooden gate and steps to a raised decking and BBQ area with gravel.

GARAGE

16'9" x 8'11" (5.12 x 2.74)
With a pedestrian rear door, light, power and manual up-and-over door.

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



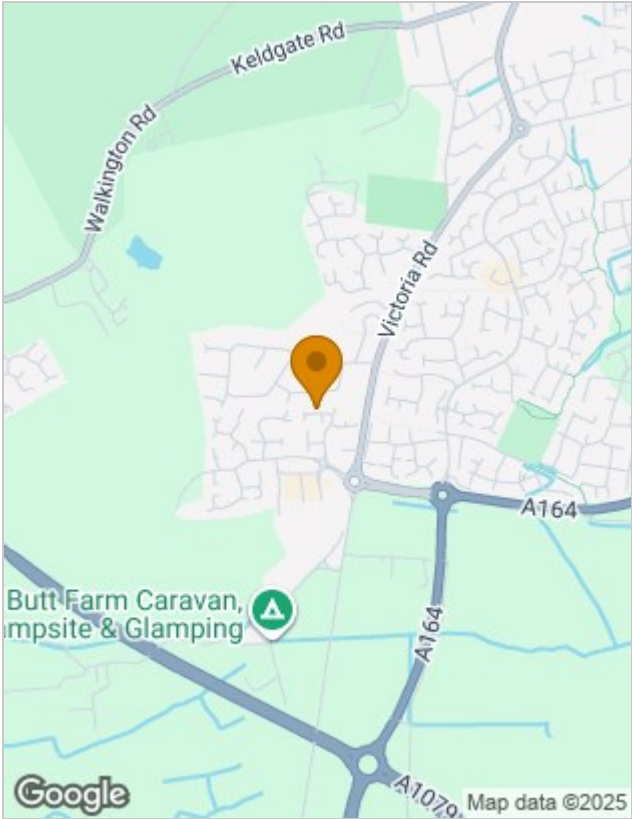
Viewing

Please contact our Beverley Office 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

