



5 Farriers Walk, Leven, Beverley, HU17 5JZ

£585,000



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Beverley, HU17 5JZ

- UNIQUE FAMILY PROPERTY
- DOUBLE GARAGE
- LARGE SUPERIOR BEDROOM WITH ENSUITE
- TWO PATIO AREAS
- CIRCA 3000 SQUARE FEET
- UP TO SIX BEDROOMS
- SPACIOUS KITCHEN
- PARKING FOR NUMEROUS VEHICLES
- PRIVATE REAR GARDEN WITH SUMMER HOUSE

This stunning flexible family home is positioned at the bottom of a private road in the popular village of Leven, approximately eight miles North East of Beverley and seven miles from Hornsea on the East Yorkshire coast. The village has two pubs, a doctors surgery, a fish and chip shop and a small convenience shop.

The property offers a range of options with two rooms on the first floor currently set up as a games room and a study but could easily be adjusted to become bedrooms. Four further bedrooms are located on the ground floor including a stunning superior suite with a walk-in wardrobe, en-suite bathroom and French doors to the rear garden.

The family bathroom serves the further three bedrooms. A spacious 27ft lounge is located at the front of the property and is equipped with two sets of French doors and is opposite the dining room which also benefits from French doors to the rear garden. This allows a seamless flow from the front garden, through the lounge to the rear garden via the dining room, ideal for summer entertaining.

The stunning modern and spacious 24 Ft “Sheraton” Kitchen has been designed with black granite worktops a “Range Master” cooker, a breakfast bar island with storage and appliances as well as beautiful large porcelain tiles underfoot. It is centrally positioned within the property and offers a stunning view of the rear garden with the utility, cloakroom and garage leading on from it.



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ACCOMMODATION COMPRISES

ENTRANCE HALL 16'9" x 7'1" (5.12 x 2.18)
Accessed via a uPVC double-glazed front door with brass handles, "quick step" laminate floor, three pendant light fitting, three wall light points, wall-mounted radiator, under-stairs storage cupboard, coat storage cupboard, and airing cupboard with hot water tank and heating zone controls.

STAIRCASE/ LANDING
Carpeted floor, wooden bannister with spindles access to office and games room.

BEDROOM THREE 14'10" x 10'11" (4.53 x 3.33)
Wood door with brass handles, laminate wood floor, light fitting, front aspect uPVC double glazed window and wall mounted radiator.

BEDROOM FOUR 14'10" x 10'2" (4.53 x 3.11)
Wood door with brass handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window, wall mounted radiator, glass wash hand basin with mixer tap.

SUPERIOR BEDROOM 24'5" x 12'6" (7.46 x 3.82)
Wood door with brass handles, carpeted floor, two pendant light fittings, two wall mounted lights, rear aspect uPVC double glazed French doors, wall mounted radiator, walk-in wardrobe (2.83m x 2.16m) with radiator, automatic light and fitted mirrored wardrobe doors.

ENSUITE 10'0" x 6'9" (3.07 x 2.07)
Wood door with brass handles, tiled floor, wall mounted radiator, six spotlights, towel radiator, bath with mixer tap and handheld shower, shower cubicle with mixer shower, low flush WC, pedestal wash hand basin with mixer taps, extractor fan, privacy glass uPVC double glazed side aspect window.

BATHROOM 9'7" x 6'8" (2.94 x 2.04)
Wood door with brass handles, six ceiling spotlights, pedestal washed wash hand basin with mixer tap, low-level flush WC, bath with mixer tap, shower cubicle with mixer shower, chrome towel radiator and full splash back tiles.

BEDROOM TWO 9'5" x 14'0" (2.88 x 4.27)
Wood door brass handles, laminate wood floor, pendant light fitting, rear aspect uPVC double glazed window and wall mounted radiator.

DINING ROOM 13'11" x 12'8" (4.26 x 3.88)
Wood door with brass handles and four glass panels, laminate "quick Step" flooring, pendant light fitting, rear aspect uPVC double glazed French doors to the garden, and a wall-mounted radiator.

LOUNGE 27'3" x 12'4" (8.31 x 3.76)
Wood doors with brass handles and four glass panels, carpeted floor, two pendant light fittings, two wall light fittings, two wall mounted radiators, two sets of front aspect uPVC French doors, gas fire with limestone fireplace.

UTILITY ROOM 14'2" x 6'6" (4.32 x 1.99)
Wood door with brass handles and two glass panels, uPVC double glazed rear door, wall mounted radiator, strip light, tiled floor, stainless steel sink with mixer tap, plumbing for washing machine, space for dryer, tiled splashbacks, a range of wall and base units and alarm panel.



CLOAKROOM/ WC 6'6" x 2'11" (2.00 x 0.91)
Wood door with brass handles, tiled floor, pendant light fitting, side aspect uPVC double glazed privacy window, chrome towel radiator, wash hand basin with mixer tap and vanity unit, low flush WC and half tiled splashbacks.

KITCHEN 24'6" x 13'6" (7.47 x 4.12)
Wood door with brass handles and two glass panels, tiled floor, 20 spotlights, three pendant over head Island lights, wall mounted radiator, rear aspect uPVC double glazed window, black granite worktops and splash backs, four ring "Range Master" duel fuel cooker with tiled splash backs. A range of wall and base units, one and a half drainer sink with mixer tap, Kitchen Island with breakfast bar, integrated appliances and space for a wine fridge. Integrated appliances include, microwave, dishwasher and a fridge freezer.

FIRST FLOOR
OFFICE 17'3" x 8'9" (5.27 x 2.69)
Wood door with brass handles, carpeted floor, three ceiling spotlights, wall mounted radiator, two Velux windows and loft storage access with light.

GAMES ROOM 17'3" x 13'1" (5.27 x 4.00)
Wood door brass handles, laminate wood floor, ceiling spotlights, two Velux windows, wall mounted radiator and loft storage with light.

EXTERNAL
To the front there is a block paved driveway with space to park multiple vehicles as well as a lawn and mature hedge with fence surround. A pair of wooden gates provide further privacy and security and offer further parking to the side of the property.

To the rear the garden is divided by a flagged path with a pergola and lawn on each side with a corner summer house and decking to one side and a unique green house and two garden sheds on the other side. There are two patio areas and a mixture of raised beds, mature trees, shrubs and fenced surround make up the garden boundary.

DOUBLE GARAGE 24'5" x 17'6" (7.46 x 5.35)
Wood door with brass handles, concrete floor, two side aspect uPVC privacy windows, two electric up and over garage doors, stainless steel drain sink, boiler.

AGENTS NOTE
The property benefits from roof mounted solar panels with controls in the first floor loft area. Producing approximately 3.5KW

COUNCIL TAX:
We understand the current Council Tax Band to be F

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.

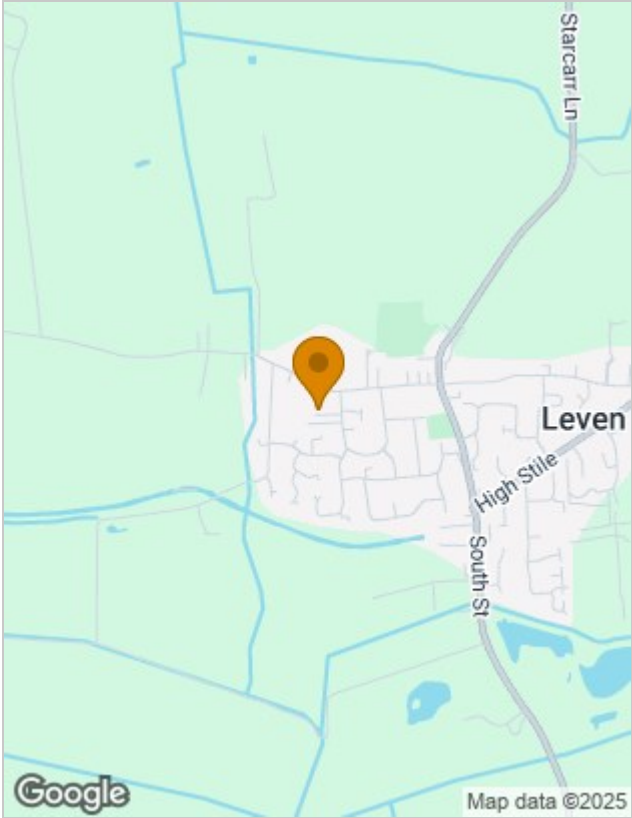
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



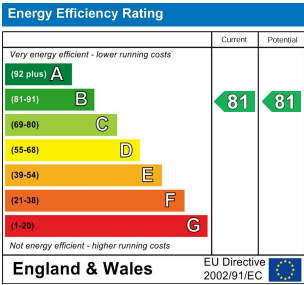
Floor Plans



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.