

staniford
grays



21 Cavendish Drive, Market Weighton, York, YO43 3GY

£359,950





21 Cavendish Drive

York, YO43 3GY

- FOUR BEDROOMS
- HIGH SPECIFICATION
- OPEN PLAN KITCHEN/DINER
- DETACHED FAMILY HOME
- GARAGE AND OFF STREET PARKING
- PRIVATE REAR GARDEN

This modern and spacious four-bedroom detached family home, built in 2021, offers the perfect blend of contemporary living and practicality. Featuring a bright and airy open-plan kitchen/diner with bi-folding doors leading to the rear garden, the space is ideal for both family time and entertaining guests.

Comprising of heavyweight oak doors throughout, with brush chrome lever furniture and fittings.

The property also benefits from a convenient garage and off-street parking, providing ample space for multiple vehicles and storage. The property is located in a desirable area, with excellent local amenities and transport links nearby.

Don't miss the opportunity to make this beautiful family home yours. Contact us today to arrange a viewing!



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ACCOMMODATION COMPRISES

ENTRANCE HALL 9'10" x 3'8" (3m x 1.14m)
Composite front door, uPVC privacy glass window, Porcelanosa tiled floor, two spotlights and a contemporary vertical radiator.

LOUNGE 17'0" x 11'10" (longest/widest) (5.20m x 3.61m (longest/widest))
Carpeted floor, eight spotlights, central ceiling light, three wall lights, front aspect uPVC double glazed bay window and a contemporary inset electric fire (remote controlled).

KITCHEN 18'4" x 15'8" (5.61m x 4.80m)
Eleven spotlights, Porcelanosa tiled floor, Corian worktops, rear aspect garden facing uPVC double glazed bi-folding doors (4.45m in length), central island with remote controlled hob extractor, AEG induction hob, breakfast bar and plinth heater. Integrated appliances include AEG induction hob and AEG self clean oven and built in microwave, also built in fridge freezer and dishwasher, drainer sink with Roux instant hot water tap, under unit lighting and under stairs storage cupboard, with internet hub and lighting.

UTILITY ROOM 6'0" x 5'6" (1.83m x 1.70m)
Positioned off the kitchen, Porcelanosa tiled floor, two spotlights, uPVC double glazed rear aspect window, wall units, Corian work top and extractor fan.

CLOAK ROOM 5'6" x 3'7" (1.69m x 1.10m)
Positioned off the utility room, Porcelanosa half tiled walls with matching tiled floor, extractor fan, spotlight, side aspect uPVC double glazed privacy glass window, low flush WC with wash hand basin and vanity unit

STAIRCASE AND LANDING 17'1" x 6'2" (5.23m x 1.88m)
Carpeted floor, wood banister with spindles, five spotlights, storage cupboard, uPVC double glazed front aspect window with loft access.

FAMILY BATHROOM 8'10" x 6'6" (2.70m x 2m)
Porcelanosa fully tiled walls and floor, four spotlights, rear aspect uPVC privacy glass window, shower enclosure with mixer shower and low profile shower tray, bath, shaver socket, towel radiator, low flush WC, extractor fan, wash hand basin with Porcelanosa mixer tap and vanity unit.

SUPERIOR BEDROOM 11'10" x 10'5" (3.61m x 3.18m)
Engineered wood floor, two front-facing uPVC double-glazed windows, five spotlights, central ceiling light and leading to a separate dressing area incorporating Hammonds fitted sliding-door wardrobes and two spotlights.



ENSUITE SHOWER ROOM

8'7" x 3'9" (2.64m x 1.16m)

Two spotlights, towel radiator, side aspect uPVC double glazed window, low profile shower enclosure with mixer shower, Porcelanosa tiled walls and flooring , low flush WC, wash hand basin with vanity unit and full splashback tiles, extractor fan and shaver socket.

BEDROOM TWO

13'1" x 9'10" (4m x 3m)

Carpeted floor, four spotlights, central ceiling light, front aspect uPVC double glazed window and Hammonds sliding door fitted wardrobes.

BEDROOM THREE

12'4" x 9'10" (longest/widest points) (3.77m x 3m (longest/widest points))

Engineered wood floor, five spotlights, central ceiling light, rear aspect uPVC double glazed window and fitted Hammonds wardrobes.

BEDROOM FOUR

11'10" x 10'11" (3.62m x 3.33m)

Engineered wood floor, five spotlights, central pendant light fitting, rear aspect uPVC double glazed window and fitted Hammonds wardrobes.

GARAGE

18'10" x 9'3" (5.75m x 2.82m)

Fully plastered walls and finished flooring, could easily convert to a useable room. Electric up and over door, stainless steel drainer sink, wall units, six spotlights and electric car charging point.

AGENTS NOTE

The security alarm was already fitted when the vendors of this property moved in. The zonal heating system was installed when they purchased from the builder, only the thermostats have been changed to Nest Smart Thermostats.

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



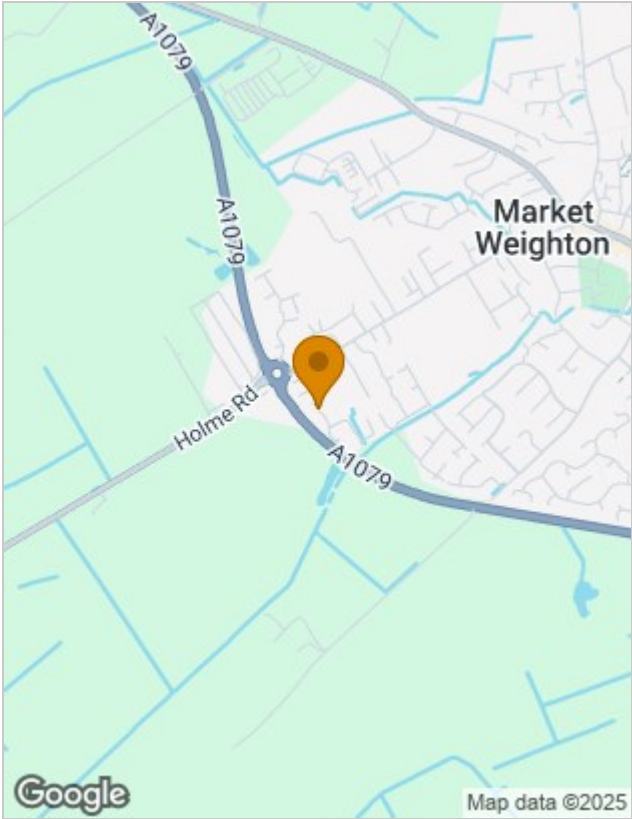
Viewing

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.

18 North Bar Within, 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) A		93
(81-91) B	84	
(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