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

£339,950





19 Cavendish Drive

York, YO43 3GY

- IMMACULATE PRESENTATION
- CONTEMPORARY AND STRIKING DESIGN
- HIGH INTERNAL SPECIFICATION
- 3 BEDROOMS
- LANDSCAPED GARDENS
- MODERN STYLED BUNGALOW
- SOLAR PANELS TO ROOF
- OPEN PLAN LIVING
- LARGE DRIVEWAY AND GARAGE
- NO ONWARD CHAIN

RARE BUNGALOW OPPORTUNITY- STRIKING CONTEMPORARY DESIGN WITH A HIGH INTERNAL SPECIFICATION WITH A NUMBER OF UPGRADES.

Being well positioned and offering a unique purchase opportunity is this detached bungalow of outstanding design.

The well specified interior throughout places an emphasis upon the versatile living space suitable for a number of applicant profiles taking full advantage of smart bungalow living.

The versatile and generously appointed living space comprises; Reception Hallway, open plan dayroom, maximizing the West facing garden views and well specified kitchen with bi-folding doors. An inner hallway provides access to a principal bedroom with en-suite provision with two further bedrooms and house bathroom.

Attractively designed and finished in a contemporary style, set upon generous plot with dedicated driveway parking for multiple vehicles and detached garaging.

Constructed in 2022 with 7 years (approx.) remaining on the LABC Build warranty.

Strong eco credentials with Photo-Voltaic panels and fully boarded loft space.

Viewing available by appointment with no onward chain.



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ENTRANCE HALLWAY

A welcoming entrance to this smartly appointed modern bungalow home with a high specification throughout, incorporating a composite style entrance door, tiled floorcoverings. Leading through to...

INNER HALLWAY

Provides access to reception rooms over the single floor level and bedroom space, deep storage cupboard housing wall mounted alarm console and data hub. Loft access to fully boarded loft space with generous storage, feature window, with full power and lighting and inverter to photo voltaic panels.

OPEN PLAN LOUNGE / DAY ROOM / KITCHEN

24'3" x 12'9" (7.40 x 3.89)

A versatile open space enjoying an abundance of natural daylight to the West facing garden orientation, with powder coated aluminium 5-panel bifold doors providing access to the rear terrace, inset spotlights to ceiling throughout, fully tiled floor coverings.

The open plan area benefits from dedicated reception seating area with concealed wiring to mid-level TV point, open plan to dining kitchen benefiting from a range of contemporary style wall and base units with soft closing doors and drawers, complementary quartz worksurfaces and upstands, a range of integrated appliances include dishwasher, AEG mid-level oven and microwave, induction hob with extractor canopy over, integrated Zanussi washing machine and integrated AEG fridge and freezer also, inset sink and drainer, space for dining table also.

PRINCIPLE BEDROOM

11'1" x 11'1" (3.40 x 3.40)

(at longest and widest point)

Immaculately presented with Hammonds sliding wardrobes to one full wall length, dual aspect corner window, further space for double bed and storage furniture, inset spotlights to ceiling. Leads through to walkway and...

SHOWER ROOM

Highly specified throughout with Porcelanosa tiling to full splashbacks and wall coverings, corner shower cubicle with mains fed shower, contemporary style w.c, wall mounted basin, uPVC privacy window to side elevation, inset spotlights to ceiling and heated towel rail.

BEDROOM TWO

13'1" x 9'2" (4.00 x 2.80)

Of an excellent size for a second bedroom, uPVC double glazed window to the front outlook, inset spotlights to ceiling and space for freestanding furniture.

BEDROOM THREE

7'6" x 7'10" (2.30 x 2.40)

A versatile third bedroom, has potential to be used as a dedicated dressing area or alternatively a study, fitted with sliding wardrobes with shelving, drawers and hanging rails, uPVC double glazed window to side elevation, inset spotlights to ceiling.

BATHROOM

7'4" x 6'4" (2.26 x 1.94)

Again, being highly specified with Porcelanosa contrasting floor and wall tiling with tiled panel bath with showerhead fitment over and shower screen, low flush w.c, inset basin, heated towel rail, inset spotlights to ceiling.



OUTSIDE

Cavendish Drive itself remains conveniently located in close proximity to a range of services and amenities with Market Weighton being a short distance away and excellent transportation links to the nearby city of York, the historic town of Beverley and the A63/M62 corridor and beyond, also offering scenic drives to a number of East Yorkshire coastal settings.

The development itself boasts modern styling and contemporary features to the highly specified homes, with the subject dwelling benefiting from generous parking to the block paved driveway proving space for multiple vehicles, with boarded fencing to the side perimeter boundary and access gate into the landscaped rear garden.

A detached garage (5.70m x 2.65m) exists with electronic door, generous storage provision to roof space also and full power and lighting.

To the rear of the property the landscaped and mature plot boasts patio terrace extending from the full building footprint and 3m x 3m remote control electric awning, leading to a laid to lawn grass section with mature planting, shrubbery and borders having been considerably invested in by the current occupiers. The garden itself boasts a West facing orientation with a further patio area to the rear of the garage, with removable rotary drier. External tap and light points.

Given the upgraded specification and extensive works to gardens, the subject dwelling comes recommended for further internal inspection and comes offered to the market with no onward chain.

AGENTS NOTE

The South facing roof pitch benefits from 5KW photovoltaic panels, with further details available through the sole selling agent Staniford Grays.

CCTV, associated auxiliaries and security lights also form part of the property transaction. With remote alarm for property. The property also has the benefit of a data hub

FIXTURES AND FITTINGS

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

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band to be 'D'.

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) - 866304

E-mail: bevsales@stanifords.com

WEBSITES

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

MORTGAGE CLAUSE

Stanifords.com 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.

FEES

The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



Floor Plans



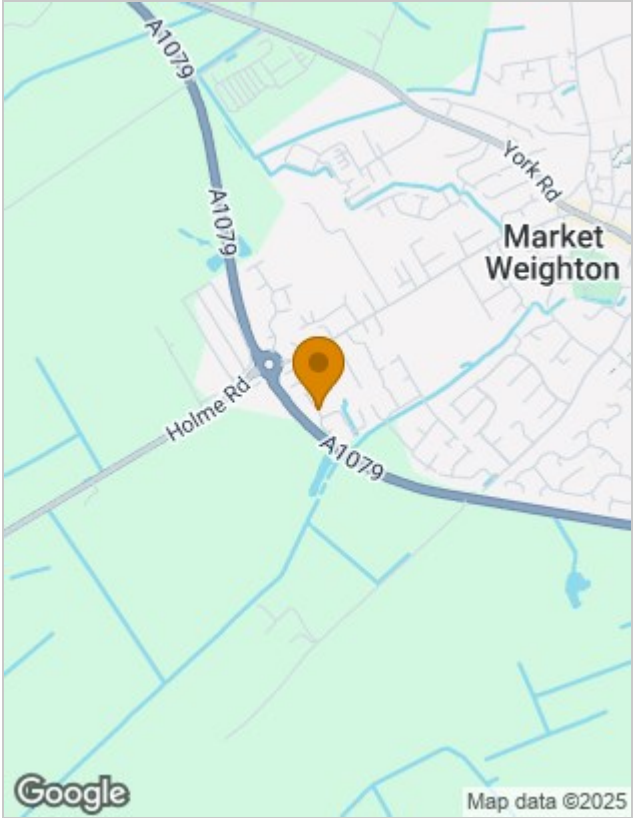
Viewing

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.

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Location Map



Energy Performance Graph

