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grays



7 Driffield Road, BEVERLEY, HU17 7LP

Offers In Excess Of £599,950





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BEVERLEY, HU17 7LP

- 1930's SEMI-DETACHED FAMILY HOME
- OPEN PLAN KITCHEN DINING DAY ROOM
- GARAGE OFF STREET PARKING FOR MULTIPLE VEHICLES
- GENEROUS REAR GARDEN WITH ORCHARD
- FIVE BEDROOMS
- EXCELLENT LOCATION

A Characterful 1930s Five-Bedroom Family Home with Expansive Gardens and Orchard in Molescroft, Beverley

A fantastic traditional 1930's five bedroom family home positioned in the popular location of Molescroft to the North West of Beverley Town centre. The property offers generous rooms with the open plan kitchen diner dayroom at the centre of this wonderful home. The spacious entrance hall leads to the formal lounge with front facing large bay window and fire place with wood burner, cloak room/WC, staircase and kitchen diner dayroom. A set of bi fold doors open up to the patio from the day room. The spacious hand made bespoke kitchen leads to a useful utility room and also has two sets of French doors to the patio. To the first floor there is a split landing which leads to four good sized bedrooms (the largest with a bay window) and a family bathroom. On the second landing there is a fifth bedroom with shower room off which are positioned over the garage.

The local bus stop is directly opposite, dropping off at Hymers College amongst other destinations.



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ACCOMMODATION COMPRISES

ENTRANCE HALL 14'11" x 21'11" longest and widest. (4.55m x 6.7m longest and widest.)
Wooden front door with brass handles and privacy glass panel, carpeted floor, pendant light fitting, front aspect uPVC double glazed beaded window.

CLOAK ROOM 5'10" x 3'5" (1.80m x 1.05m)
Wood door with brushed chrome handles, wood floor boards, central ceiling light, side aspect uPVC privacy glass window, chrome towel rail, low flush WC, wall mounted wash hand basin and splashback tiles.

LOUNGE 16'9" x 14'5" (5.13m x 4.40m)
Wood door with brushed chrome handles, five bulb antique brass pendant light fitting, front aspect uPVC double glazed bay window, fireplace with stone hearth and wood surround with wood burning stove.

DAY ROOM 12'10" x 14'10" (3.92m x 4.53m)
Wood French doors with glass panels, wood floor, pendant light fitting, double glazed bi fold doors to garden, wood burning stove with wooden mantle piece.

KITCHEN 10'7" x 22'8" (3.23m x 6.93m)
Wood door with brushed chrome handles and privacy glass panels, vinyl floor, ceiling spotlights, two sets of uPVC double glazed French doors to the patio, uPVC double glazed side aspect window, Rangemaster five ring duel fuel cooker with extractor above. Integrated appliances include an under counter fridge and integrated dishwasher. A range of bespoke hand made wall and base units, with drainer sink and mixer tap.

UTILITY ROOM 8'9" x 7'11" (2.69m x 2.42m)
Wood door with brushed chrome handles and privacy glass panels, vinyl floor, ceiling spotlights, front and rear aspect uPVC double glazed windows. A range of wall and base units with wooden work tops and Belfast sink with mixer tap and plumbing for a washing machine with splashback tiles.

STAIRCASE AND LANDING 14'4" x 13'8" (4.37m x 4.17m)
Carpeted floor, pendant light fitting, side aspect uPVC double glazed window, wooden handrail and banister with loft hatch.

BEDROOM ONE 16'7" x 14'4" (5.06m x 4.38m)
Wood door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed bay window and fitted wardrobes.

BEDROOM TWO 14'11" x 9'0" (4.55m x 2.76m)
Wood door with brass knobs, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.



BEDROOM THREE

14'10" x 12'11" (4.54m x 3.94m)
Wood door with chrome handles, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window.

BEDROOM FOUR

10'5" x 10'11" (3.18m x 3.33m)
Wood door with brass knobs, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window with two side aspect uPVC double glazed windows and an airing cupboard.

BEDROOM FIVE

9'11" x 8'10" (3.03m x 2.70m)
Wood door with brass handles, carpeted floor, pendant light fitting and a uPVC front aspect double glazed window.

BATHROOM

7'1" x 6'9" (2.18m x 2.07m)
Wood door with chrome knobs, vinyl floor, ceiling spotlights, two side aspect uPVC double glazed windows, chrome towel radiator, p-shaped bath with mixer shower, wash hand basin with vanity unit, wall mounted mirrored vanity unit and an extract fan.

SHOWER ROOM

5'8" x 5'6" (1.75m x 1.68m)
Wood door with brass handles, tiled floor, central ceiling light, rear aspect uPVC privacy glass window, chrome towel rail, shower cubicle with electric shower, extractor fan, low flush WC, pedestal wash hand basin with mixer tap and full splash back tiles with wooden clad ceiling.

GARAGE

16'6" x 9'0" (5.03 x 2.75)
With wooden front and rear doors.

EXTERIOR

To the front a driveway with parking for multiple vehicles. Mature trees, hedge and borders with rockery and flagged approach to the front door. To the side a flagged yard accessed via the rear garage door, utility room door and wooden side gate. To the rear a generous flagged patio area with steps down the lawn with mature hedge borders featuring an array of trees including Oak, Beech, Willow and Silver Birches. The orchard at the rear of the plot has a chicken coop with green house, central raised bed and garden sheds.

AGENTS NOTE

The local bus stop is directly opposite, dropping off at Hymers College amongst other destinations. The property is in the catchment area for Molescroft Primary School and Longcroft Secondary School.

COUNCIL TAX:

We understand the current Council Tax Band to be E

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Stanford 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.

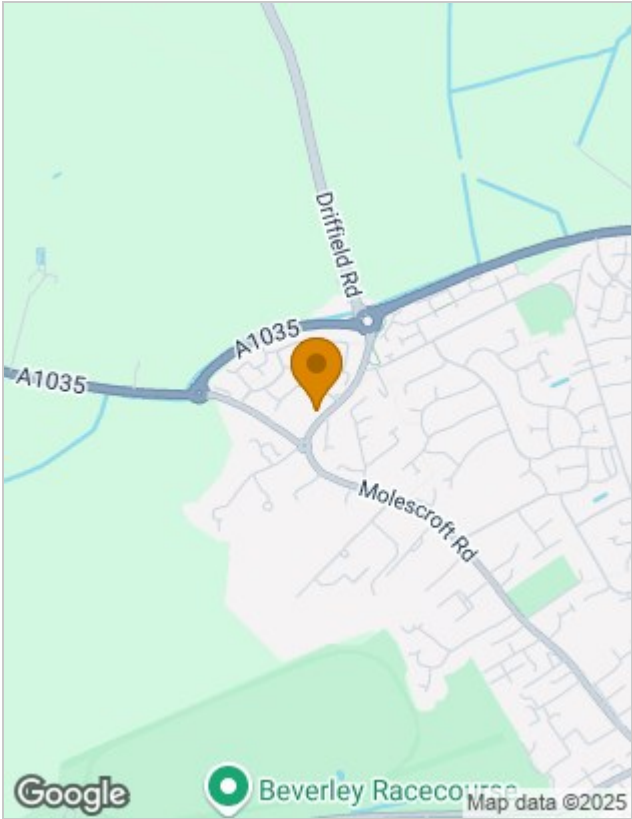




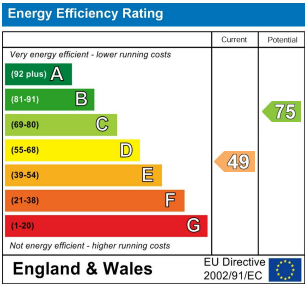
Floor Plans



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.