



5 Shetland Garth, Beverley, HU17 8AW

£469,500



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- FOUR BEDROOMS
- CLOSE TO LOCAL SCHOOLS
- FOUR YEARS LEFT UNDER NHBC WARRANTY
- UNDER FLOOR GROUND FLOOR HEATING
- GARAGE AND OFF STREET PARKING
- HIGH SPECIFICATION THROUGHOUT

Built by Risby Homes circa 2021 this four bedroom detached family home offers spacious ground floor living with both a lounge and a kitchen diner joined by an archway. Two sets of bi-folding doors to the rear patio and garden give the ground floor added wow factor not always found in modern family homes. A study, cloak room/WC and an extensively equipped utility room complete the ground floor. To the first floor there is a wide spacious landing which immediately gives you a feeling of space. All the bedrooms are good sizes with two ensuite shower rooms off the superior bedroom and second bedrooms and a family bathroom with a contemporary bath. The Superior bedroom is 5 meters in length with fitted wardrobes and the property benefits from an unvented heating system. Outside there is a front garden surrounding borders planted up with mature shrubs and young trees, a central grass area has wild flowers throughout.

The location on Shepherd Lane offers a peaceful environment while still being within easy reach of local amenities, Parks and schools, with the prestigious Beverley Grammar School just a fifteen minute walk away, as is Keldmarsh Primary School and Safe and Sound Nursery located at the top of Shepherd Lane, making this property an excellent choice for families.



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ACCOMMODATION COMPRISES

ENTRANCE HALLWAY 14'2" x 5'4" (4.33m x 1.64)
uPVC double glazed front door with privacy glass panels, luxury vinyl floor, two pendant light fittings with wall mounted alarm panel.

UTILITY ROOM 5'4" x 9'1" (1.64 x 2.77)
Wooden doors with chrome handles, luxury vinyl floor, central ceiling light, front aspect uPVC double glazed window, plumbing and space for washer and dryer. Wall and base units, storage cupboard and drainer sink with mixer tap.

STUDY 10'9" x 7'1" (3.30 x 2.18)
Wooden doors with chrome handles, luxury vinyl floor, pendant light fitting, storage cupboard and front aspect uPVC double glazed window.

CLOAKROOM 7'0" x 7'1" (2.14 x 2.18)
Wooden doors with chrome handles, luxury vinyl floor, low flush WC, wash hand basin with splashback tiles.

LOUNGE 14'11" x 14'4" (4.57 x 4.37)
Wood door with chrome handles, luxury vinyl floor, two pendant light fittings, bi-folding doors to rear garden and a fitted flueless gas fire.

KITCHEN / DINING ROOM 19'3" x 12'0" (5.87m x 3.67m)
Wood door with chrome handles, luxury vinyl floor, ceiling spotlights, six pendant light fittings, side aspect uPVC double glazed window, bi-folding doors to rear garden, extractor over hob, marble effects quartz worktops, "Quooker" hot tap, drainer sink, NEFF integrated appliances include fridge freezer, dishwasher, induction hob, oven and microwave. Central island with breakfast bar and retractable power bank.

STAIRCASE AND LANDING 16'4" x 6'7" (5m x 2.03m)
Carpeted floor, two pendant light fittings, side aspect uPVC double glazed window, loft hatch and airing cupboard with IDEAL unvented heating system. Glass balustrade with wood handrails.

SUPERIOR BEDROOM 16'9" x 9'10" (5.11m x 3m)
Wood door with chrome handles, carpeted floor, two rear aspect uPVC double glazed windows, pendant light fitting and built in wardrobes.

ENSUITE SHOWER ROOM 7'0" x 5'6" (2.14m x 1.70m)
Wood door with chrome handles, tiled floor, ceiling spotlights, front aspect uPVC double glazed privacy glass window, low flush WC, wash hand basin with vanity unit, shower enclosure with mixer shower, extractor fan and splashback tiles.



BEDROOM THREE

10'7" x 10'1" (3.25m x 3.08m)

Wood door with chrome handles, pendant light fitting, carpeted floor and rear aspect uPVC double glazed window.

BEDROOM TWO

10'6" x 6'2" (3.21m x 1.88m)

Carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.

ENSUITE SHOWER ROOM

8'5" x 3'10" (2.57m x 1.18m)

Wood door with chrome handles, tiled floor, ceiling spotlights, side aspect uPVC double glazed privacy window, wash hand basin with vanity unit and mixer tap with splashback tiles. Extractor fan, shower enclosure with mixer shower, low flush WC and chrome towel rail.

BEDROOM FOUR

10'5" x 7'1" (3.19m x 2.16m)

Wood door with chrome handles, carpeted floor, pendant lighting and a front aspect uPVC double glazed window.

FAMILY BATHROOM

10'6" x 6'2" (3.21m x 1.88m)

Wood door with chrome handles, tiled floor, ceiling spotlights, side aspect uPVC double glazed window, low flush WC, wash hand basin with vanity unit and mixer tap, contemporary free-standing bath with mixer tap and handheld shower, splashback tiles and extractor fan.

GARAGE

17'6" x 9'4" (5.34m x 2.87m)

With power, light and electric up and over door.

EXTERIOR

To the front there is lawned garden with flower beds, young trees and fence surround. A single garage with block paved driveway and off street parking for further vehicles. To the rear a lawned garden with patio, young trees and flower beds also with fenced surround. There is an external 240 V double outlet socket (Not an EV charger).

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 :

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.

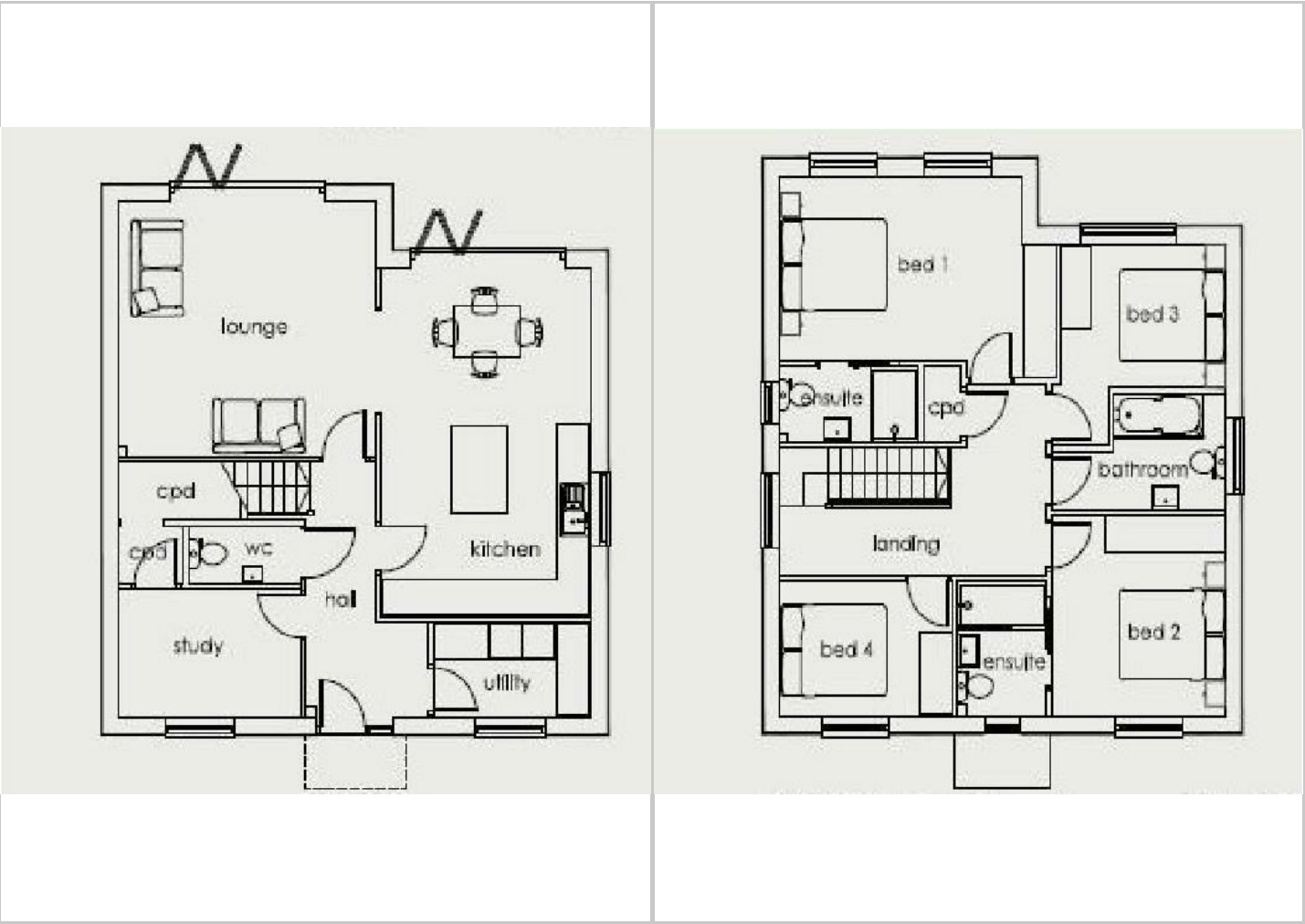
MISREPRESENTATION ACT 1967

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.

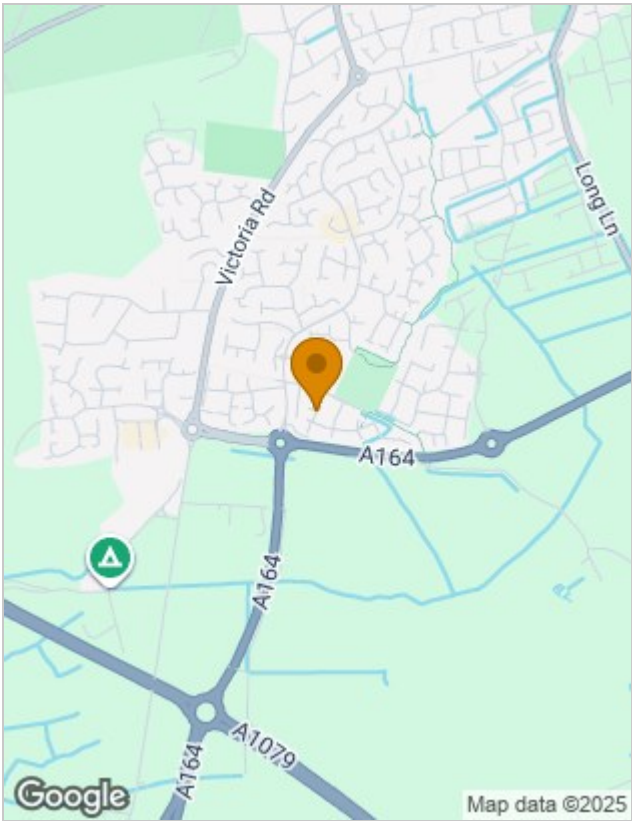
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



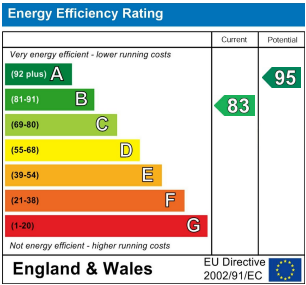
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office 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.