

**staniford**  
grays



23 Paradise Drive, Woodmansey, Beverley, HU17 0UT

£249,950





# 23 Paradise Drive

Beverley, HU17 0UT

- IMMACULATELY PRESENTED
- ENCLOSED REAR GARDEN
- RECENTLY INSTALLED BATHROOM
- THREE BEDROOM SEMI DETACHED HOME
- PETER WARD HOME
- EV CHARGING POINT

\*\*\*OPEN DAY FOR VIEWINGS ON 27TH SEPTEMBER FROM 11AM TILL 1PM. PLEASE DO COME ALONG NO APPOINTMENT NECESSARY .\*\*\*\*\*

An immaculately presented three bedroom semi detached house. Built by Peter Ward homes to an exacting design and standard of finish.

Provides accommodation on two floors with ground floor, entrance hall, through lounge, spacious dining kitchen, utility room and WC.

First Floor Three bedrooms and bathroom. Gas fired central heating, uPVC double glazing, side entrance drive and off street parking for two cars. Enclosed rear garden. Viewing essential to avoid disappointment.



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## ACCOMMODATION COMPRISES

### GROUND FLOOR

**ENTRANCE HALL** 4'3" x 3'8" (1.30m x 1.12m )  
With uPVC front door, privacy glass panels staircase and approach to first floor.

**LOUNGE** 14'3" x 12 (4.34m x 3.66m)  
Wood door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window, side aspect uPVC double glazed window with large under stairs storage cupboard.

**DINING KITCHEN** 13'9" x 11'6" (4.19m x 3.51m)  
Wood door with chrome handles, vinyl floor, ceiling spotlights, under unit lighting, side aspect uPVC double glazed window, a range of wall and base units, drainer sink with mixer tap, gas hob and electric oven, extractor fan, splashback tiles, space for fridge freezer, uPVC double glazed patio door to rear garden with two rear aspect uPVC double glazed full height windows.

**UTILITY ROOM** 7'2" x 4'3" (2.19m x 1.31m )  
Wood door with chrome handles, vinyl floor, central ceiling light, rear aspect double glazed window, plumbing for a washing machine, space for a dryer and worktop.

**CLOAK ROOM/WC** 5'11" x 3'6" (1.82m x 1.08m )  
Wood door with chrome handles, vinyl floor, central ceiling light, pedestal wash hand basin with splashback tiles and mixer tap, extractor fan and a low flush WC.

**STAIRCASE AND LANDING** 8'7" x 6'5" (2.64m x 1.97m )  
Carpeted floor, pendant light fitting, loft hatch, wooden handrail, wooden bannister with spindles and an airing cupboard.

**BEDROOM ONE** 15'1" x 10'10" longest/widest (4.61m x 3.31m longest/widest)  
Wood door with chrome handles, carpeted floor, three bulb light fitting, two front aspect uPVC double glazed windows.

**BEDROOM TWO** 11'8" x 8'4" (3.56m x 2.56m )  
Wood door with chrome handles, carpeted floor, central ceiling lights, rear aspect uPVC double glaze window.



### BEDROOM THREE

8'2" x 6'5" (2.51m x 1.98m)

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

### BATHROOM

8'5" x 5'2" (2.57m x 1.60m )

Wood door with chrome handles, vinyl floor, ceiling spotlights, side aspect uPVC double glazed window, towel radiator, low flush WC, shower enclosure with mixer shower, extractor fan, wash hand basin with vanity unit and mixer tap with splashbacks.

### EXTERIOR

To the front of the property there is a planted front forecourt garden, brick set side entrance drive provides off street parking for two cars. There is a cold water tap and a POD Point EV charger. To the rear of the property is a fenced and enclosed garden with paved patio, lawn garden and planted borders and a garden shed.

### AGENTS NOTE

There is a timber garden shed which is available by separate negotiation.

### TENURE :

We understand the Tenure of the property to be Freehold. Vacant possession on completion.

### SERVICES :

Mains water, gas, electricity and drainage are connected.

### FIXTURES AND FITTINGS :

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

### VIEWINGS :

Strictly by appointment with sole selling agents, Stanifords, Beverley Office - Tel: (01482) - 866304.

### COUNCIL TAX:

We understand the current Council Tax Band to be C

### 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.

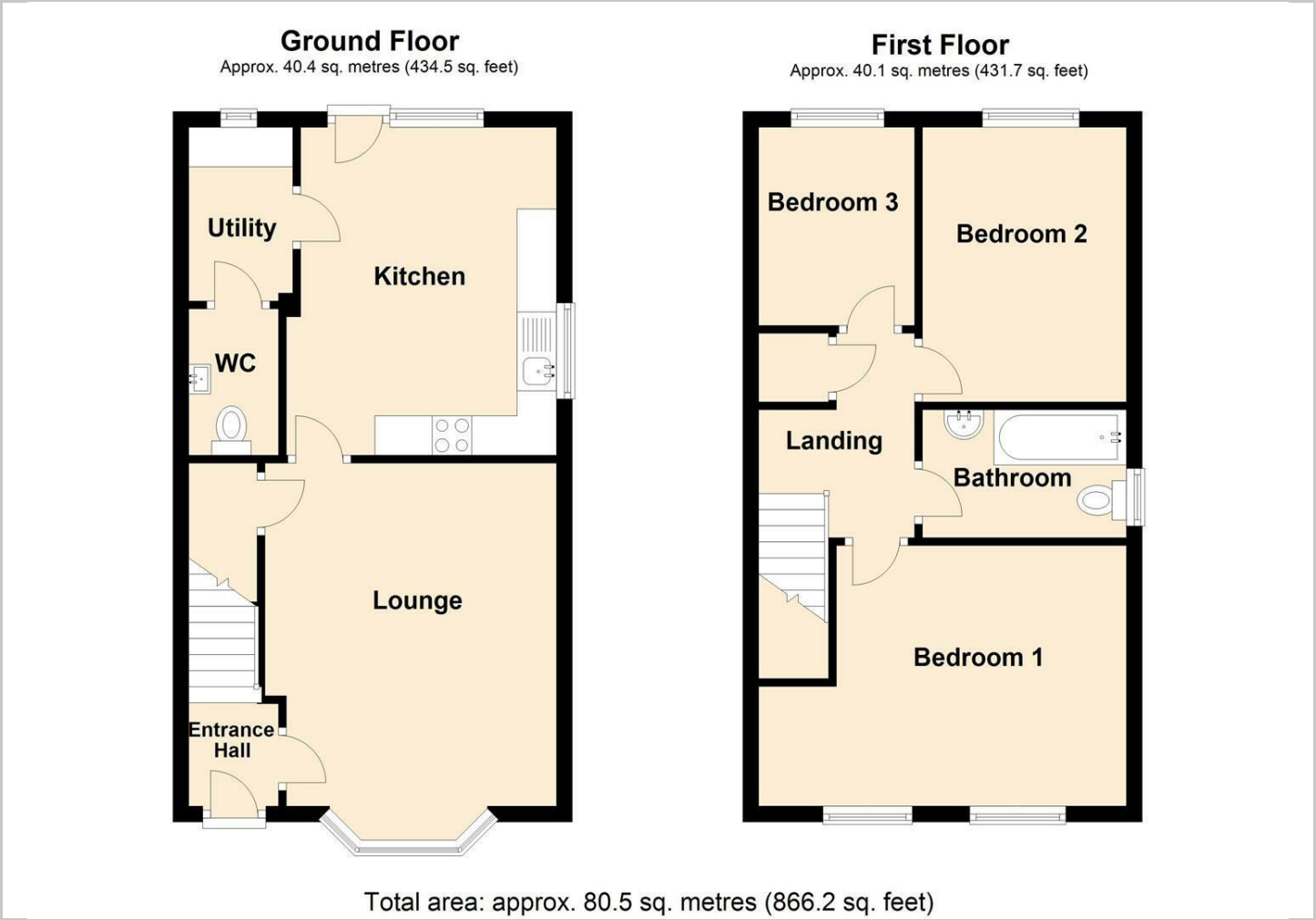
### MORTGAGE CLAUSE :

Stanifords 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.



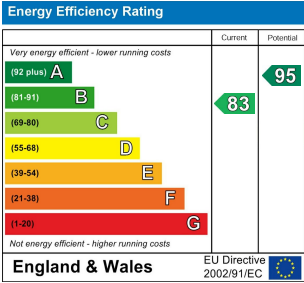
Floor Plans



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.