

staniford
grays



5 Dunnock Drive, Beverley, HU17 8FY

Guide Price £249,500





5 Dunnock Drive

Beverley, HU17 8FY

- THREE BEDROOMS
- PRIVATE REAR GARDEN
- DINING KITCHEN
- NO ONWARD CHAIN
- SOUGHT AFTER LOCATION
- MASTER BEDROOM WITH ENSUITE
- MODERN FAMILY HOME

This immaculate family home was constructed in 2019 and has been maintained to a very high standard by the current vendors.

The property briefly comprises entrance hall, Cloaks/WC, lounge and dining kitchen opening onto the rear garden. To the first floor are three bedrooms (Master with ensuite) and house bathroom.



ACCOMMODATION COMPRISES

ENTRANCE HALL

Entrance door opens into hallway with cloaks cupboard, radiator, stairs to first floor and under stairs storage cupboard. Leads to...

CLOAKS/ WC

With low flush WC, pedestal wash hand basin, extractor fan and radiator.

LOUNGE

Windows to the front and side and two radiators.

16'2" x 10'2" (4.93 x 3.10)

DINING KITCHEN

With windows to side and rear, boxed window into French doors giving access to the garden.

16'2" x 10'7" (4.93 x 3.23)

There is a range of wall and base units with work surfaces over. Stainless steel sink and a gas hob with extractor hood over and electric oven. With integrated fridge freezer, integrated washing machine and integrated dishwasher.

LANDING

With Loft access and leads to three bedrooms and house bathroom.

BEDROOM ONE

With windows to both front and side, built in wardrobes and radiator.

9'8" x 9'6" (2.97 x 2.90)

ENSUITE SHOWER ROOM

With window, shower cubicle, part tiled walls, low flush WC, pedestal wash hand basin and radiator.

BEDROOM TWO

Windows to both front and side. built in wardrobes, airing cupboard and radiator.

10'4" x 8'7" (3.15 x 2.62)

**BEDROOM THREE**

7'1" x 6'7" (2.18 x 2.03)

With window to side and radiator.

HOUSE BATHROOM

With panel bath, low flush WC, pedestal wash hand basin, window to side, radiator and set in a part tiled surround.

EXTERNAL

To the front of the property is an open plan lawned area and driveway leading to detached garage.

To the rear is a paved patio area and mainly laid to lawn set in a fenced and hedged surrounding.

DETACHED GARAGE

20'8" x 10'7" (6.32 x 3.23)

With up and over door, additional storage within rafters, power and lighting provided.

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.

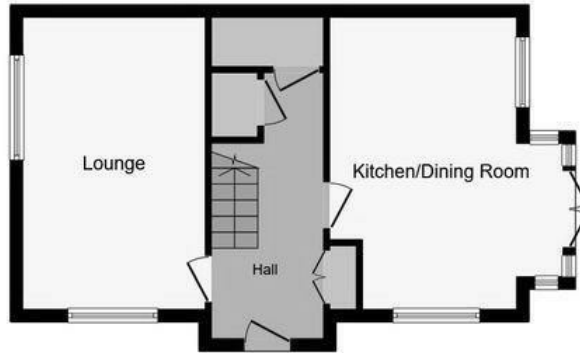
MISREPRESENTATION ACT 1967

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.

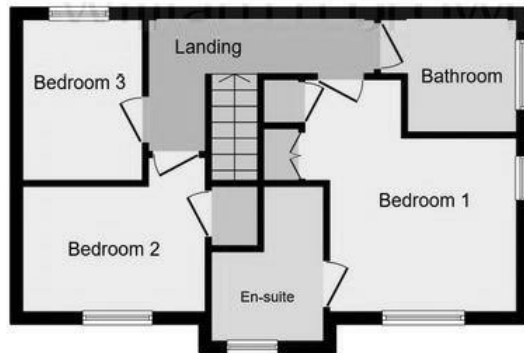
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



Floor Plans



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

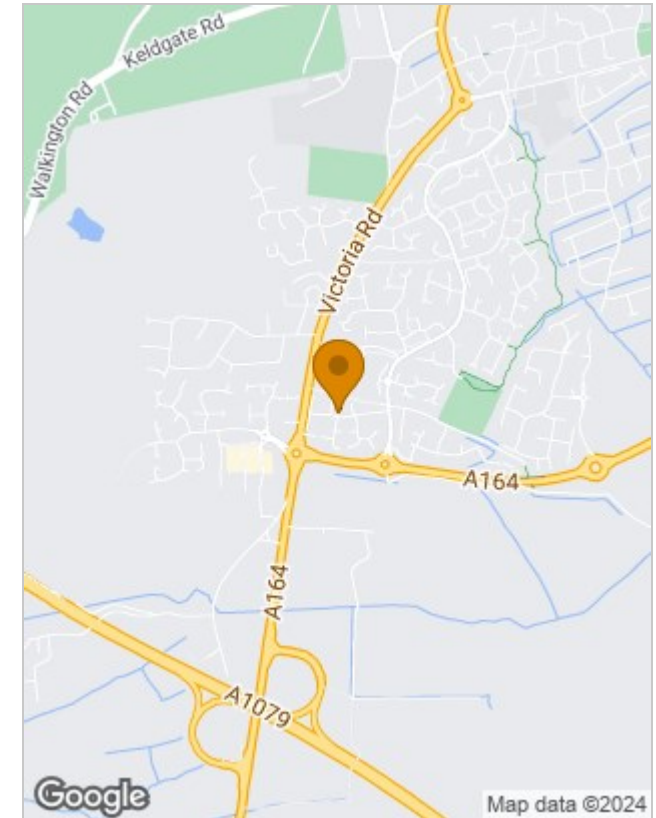
Viewing

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.

3 Sow Hill Road, Beverley, East Riding of Yorkshire,
Tel: 01482 866304 Email: bevsales@stanifords.com

Location Map



Energy Performance Graph

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	95
(92 plus) A	
(81-91) B	83
(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