

staniford grays



96 The Parkway, Willerby, HU10 6BE

£374,950





96 The Parkway

Willerby, HU10 6BE

- LIFESTYLE MODERN PROPERTY
- CONVERTED GARAGE
- DECEPTIVELY SPACIOUS (OVER 1700 SQUARE FEET INCLUDING GAMES ROOM)
- GATED PARKING
- OPEN COUNTRYSIDE VIEWS
- TWO BEDROOMS TO FIRST FLOOR LEVEL
- OPEN PLAN LAYOUT WITH EXTENSION
- DISCREET POSITION

CONSIDERABLY EXTENDED AND IMMACULATELY APPOINTED BUNGALOW WITH OPEN FIELD VIEWS. VIEWING ESSENTIAL FOR APPLICANTS LOOKING FOR A STAND OUT READY TO MOVE IN HOME.

Having been cosmetically upgraded internally to provide outstanding bungalow living, with attention to detail throughout and the benefit of a conservatory extension to the rear with a lifestyle garden of enviable standards.

The versatile living accommodation includes; Entrance Vestibule, Entrance Hallway, open plan Lounge reception room, Breakfast Kitchen open to Dayroom, Conservatory extension and two well-proportioned ground floor Bedrooms and Bathroom. To the first floor level two large Bedrooms feature accessed from a split landing.

Externally a gated driveway and forecourt parking lead to a dedicated Store with Games Room and private and enclosed facing rear gardens and patio with unrivalled views.

The bungalow remains a must view property for all serious applicants looking to reside within a peaceful environment with a requirement for converted and bonus first floor accommodation also.



£374,950



ACCOMMODATION COMPRISES

ENTRANCE VESTIBULE

Accessed via a uPVC double glazed sliding door with tiling to floor coverings and wall covering. Leading to....

ENTRANCE HALLWAY

With oak return staircase with balustrade and spindles. Providing access to ground floor reception rooms and bedroom accommodation.

RECEPTION LOUNGE

20'6" x 12'0" (6.25 x 3.67)

Of generous proportions with decorative fire insert with hearth and surround, uPVC double glazed crescent window to the front elevation and additional side uPVC double glazed window. Internal window to hallway and access provided to...

BEDROOM FOUR/ STUDY

9'10" x 9'5" (3.02 x 2.88)

With uPVC double glazed window to frontage and laminate to floor coverings.

GROUND FLOOR BEDROOM THREE

9'7" x 11'7" (2.94 x 3.54)

Versatile in its usage, having previously been used as a informal reception space, but adequality proportioned for a bedroom. With laminate to floor covering and uPVC double glazed window to side and fitted cupboards to wall length.

HOUSE BATHROOM

5'6" x 8'8" (1.69 x 2.66)

Neutrally appointed throughout with white sanitary ware including pedestal wash hand basin, low flush WC and panel bath with mains fed shower head and console. Tiling to floor coverings and splashbacks. With uPVC privacy window to side.

OPEN PLAN DAY ROOM KITCHEN

Serving as the heart of this remodelled bungalow, with open plan layout throughout.

DEDICATED KITCHEN AREA

12'5" x 11'8" (3.79 x 3.57)

The kitchen area is neutrally appointed throughout with a range of modern style wall and base units with contrasting roll edge work surfaces over. One and a half bowl sink and drainer, four ring gas hob with low level oven and extractor canopy over. Kitchen island with further storage and breakfast bar. Tiling to splashbacks, uPVC window to side elevation and double French doors leading through to the conservatory extension. Inset spotlights to ceiling and space for a number of free standing white goods.

DAYROOM AREA

15'7" x 9'9" (4.75 x 2.99)

Providing uninterrupted views of the garden and open countryside beyond via French doors, tiled floor coverings and a feature log burning cast iron stove venting to the external wall.



CONSERVATORY EXTENSION

9'11" x 11'8" (3.03 x 3.56)

A further reception space again with full orientation over the private facing gardens with uPVC double glazed units, Victorian style roof pitch, laminate to floor coverings and French doors leading to the patio terrace.

FIRST FLOOR

Split level landing provides access to two double bedrooms.

BEDROOM ONE

18'2" x 12'4" (5.56 x 3.76)

Of excellent room proportions of a generous size with storage cupboards, fitted wardrobes to wall length and abundance of natural daylight provided via three Velux roof lights.

BEDROOM TWO

10'4" x 12'5" (3.16 x 3.79)

With further uPVC double glazed windows and Velux roof light. Fitted wardrobes and uninterrupted views over the open countryside and rear gardens.

EXTERNAL

The subject dwelling remains deceptively spacious internally with further viewing advised. Benefitting from an off set roadside position on the parkway in Willerby, serving a limited number of low level bungalows. The property benefits from a gated driveway with suitable provision for parking for a number of vehicles. A further front driveway area, currently used for storage of caravan and consequently offers further potential for an onward purchaser. Hard landscaping, feature planting and a combination of wrought iron railing and low level wall and fencing.

Electronically operated storage door, having a converted garage with storage area to the front and a games room to the rear, with full power and lighting and uPVC double glazed access door.

Gated access is provided to round the rear of the property opening to a most impressive lifestyle garden with porcelain tiling to extensive patio area. Pergola, glazed balcony inserts with laid to lawn grass section, landscape borders and edging, further seating area to the rear of the plot with space for storage shed and most impressive open field views with hedged perimeter border and complete privacy and seclusion which really must be seen to be fully appreciated. External light points and power sockets and external tap point.

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.

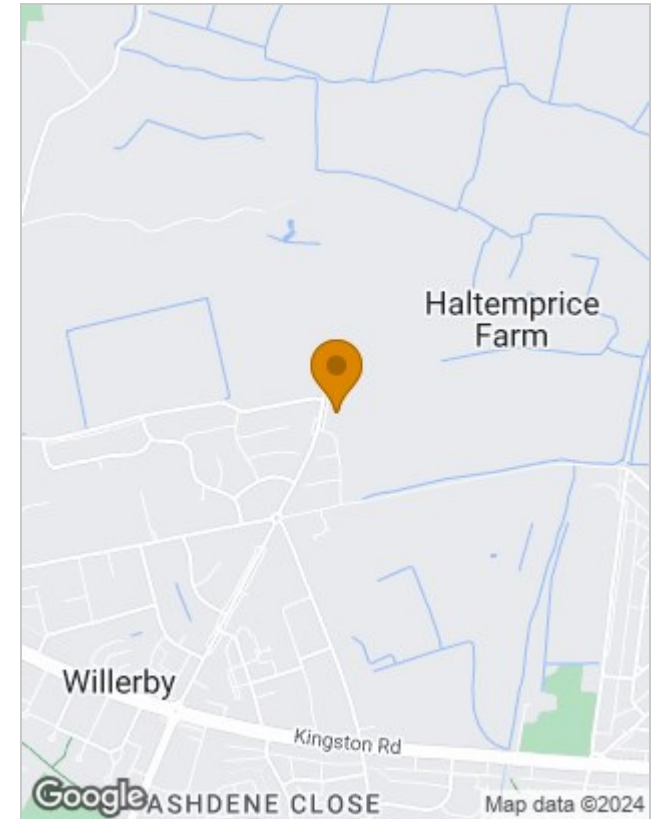
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



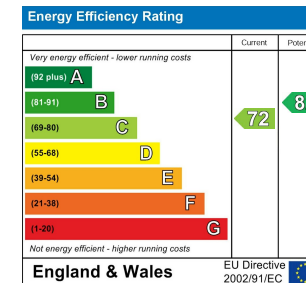
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Swanland Office on 01482 631133 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.