

staniford
grays



140 The Stray, South Cave, HU15 2AL

£499,950





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South Cave, HU15 2AL

- IMMACULATELY APPOINTED BUNGALOW
- UNRIVALLED PLOT WITH OPEN VIEWS
- IMPRESSIVE PRINCIPAL SUITE WITH BALCONY
- DECEPTIVELY SPACIOUS
- WEST FACING GARDENS
- CONSIDERABLY ENHANCED AND EXTENDED
- DOUBLE DRIVEWAY AND GARAGE
- GENEROUS ROOM SIZES THROUGHOUT
- VIEWING ADVISED TO ACKNOWLEDGE THE HIGH SPECIFICATION

AN EXECUTIVE BUNGALOW SET TO IMPRESS HAVING BEEN EXTENDED AND IMPROVED.

Boasting an enviable location on an oversize plot with full West facing views, with contemporary appeal and offering a unique purchase opportunity for a range of profiles.

The well specified interior throughout places an emphasis upon the versatile living, with a high specification internally.

The versatile and generously appointed living space comprises; Reception Hallway with vaulted ceiling height, Reception Lounge with the heart of the home being an open plan dayroom with bi-folding doors, maximizing the south facing garden views and well specified kitchen and utility room. Two double ground floor bedrooms and large bathroom also feature for applicants looking for ground floor bedroom accommodation.

To the first floor level a gallery landing leads to a principal bedroom with Juliet balcony and en-suite provision.

Attractively designed and finished in a contemporary style and set upon a large generous plot with dedicated parking and double garaging.

Viewing available by appointment only.

£499,950



ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

11'4" x 14'7" (3.46 x 4.45)

A most impressive entrance to this uniquely styled property. With vaulted ceiling height and gallery style reception hallway. Attention to detail is evident throughout and boasting high specification with Karndean wood flooring with inlay. Oak return staircase with balustrade. Velux roof lights, inset spotlights to ceiling, oak internal doors and access provided to reception spaces and ground floor bedroom accommodation.

RECEPTION LOUNGE

19'7" x 13'3" (5.99 x 4.06)

Boasting generous room proportions with large full height walk in bay window with uPVC double glazed units. A central point is provided via a fire insert with contemporary styled stone hearth and surround. Suitably sized to accommodate large furniture suite and space for free standing dining table also.

KITCHEN DAY ROOM

25'8" x 12'6" (7.83 x 3.83)

A most impressive and bright kitchen with quad bi folding doors to external patio terrace allowing an abundance of natural daylight with additional uPVC double glazed window to side. Karndean flooring continuing throughout, being open plan in its nature with a dedicated kitchen space, and space for dining table also. With access provided to utility room.

A contemporary and modern high gloss kitchen benefits from a range of fitted wall and base units with a number of storage solutions including kitchen island with pan drawers and contrasting work surfaces over. A number of integrated appliances include a full height fridge, integrated dishwasher, twin mid level Neff ovens, generous storage space with three quarter height cabinetry. Inset stainless steel one and a half bowl sink and drainer with feature mixer tap, induction hob with extractor canopy over.

The kitchen day room also benefits from under floor heating with further wall mounted units to the alternate wall length and contemporary style radiator.

UTILITY ROOM

13'3" x 4'11" (4.04 x 1.51)

With a selection of wall and base units to wall length. Access is provided to the external uPVC double glazed access door. Inset spotlights to ceiling, Karndean flooring, cupboard housing boiler and further space for white goods including plumbing for washing machine also.

INNER HALLWAY

BEDROOM TWO

15'0" x 12'11" (4.59 x 3.94)

With uPVC double glazed window to rear and fitted wardrobes to wall length. Boasting excellent room size and of double bedroom proportions.

BEDROOM THREE

13'2" x 14'8" (4.02 x 4.48)

With uPVC double glazed window, fitted cupboard with shelving and again boasting double bedroom proportions.

GROUND FLOOR BATHROOM

Immaculately styled and appointed throughout with walk in shower cubicle with rainfall shower head and additional shower head console. Concealed cistern low flush WC, panel bath with off set chrome tap fitment. Inset elliptical basin with feature tap point inset to vanity unit with storage. Wall mounted mirror and cabinet, uPVC privacy window and full tiling to floor coverings and complementary tiling to full splashbacks. Contemporary style heated radiator and inset spotlights to ceiling.



FIRST FLOOR LEVEL

GALLERY LANDING

A gallery landing provides access to principal suite and also a study with vaulted ceiling height and pleasant outlook to the reception hallway.

PRINCIPAL SUITE

BEDROOM

18'4" x 12'9" (5.61 x 3.89)

A most impressive bedroom space with a dedicated bedroom area extending to a seating area with French doors providing outlook over the south facing rear gardens and open outlooks beyond. With Juliet style glazed balustrade also. Fitted cupboards and vanity dresser, uPVC double glazed window to side and providing access though to....

ENSUITE SHOWER ROOM

Featuring walk in shower cubicle with rainfall shower head and additional console. Inset basin to vanity unit with storage, additional slimline wall mounted storage. With low flush WC also, uPVC privacy window, contemporary style radiator and complementary tiling to floor coverings and wall.

EXTERNAL

The Stray itself remains conveniently positioned in the delightful setting of South Cave with the subject property benefitting from a head of cul-de-sac position. Enjoying a broad frontage having been constructed on an over size plot with laid to lawn grass section with feature planting and shrubbery throughout. Block paved pathway extending to the immediate building footprint with secure gated access to either side of the property.

A brick set driveway in turn leads to a detached double garage.

An external sun terrace extends from the immediate building foot print. A mature landscaped garden with mature borders and edging, with herbaceous planting and shrubbery to perimeters and generous laid to lawn grass section. A further patio exists to the rear of the garage with external lighting, tap points, power sockets and further remote lighting also.

DETACHED DOUBLE GARAGE

With up and over access door, personnel access door to side and full power and lighting.

AGENTS NOTE

The vendor has undertaken a complete programme of refurbishment to the highest of standards that only an internal inspection will truly reveal.

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.

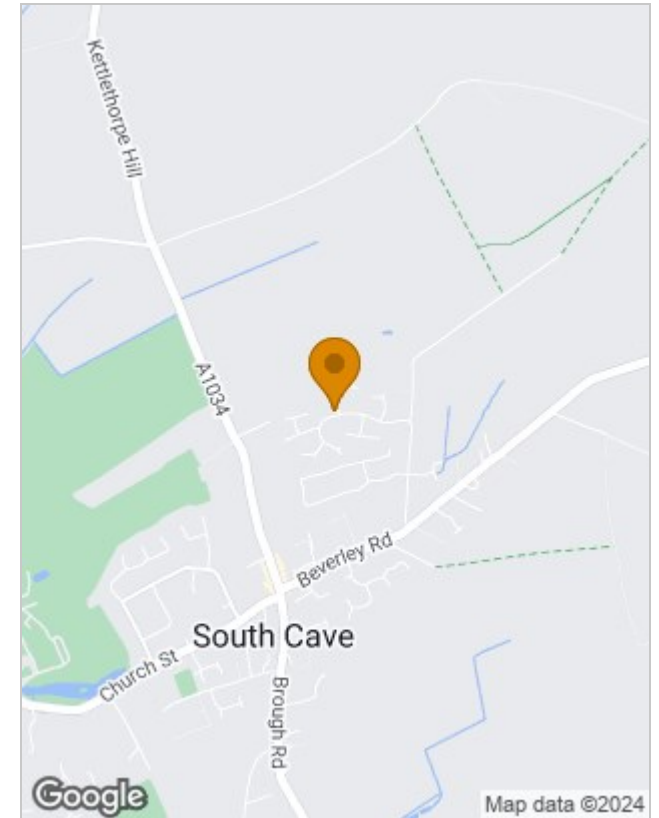
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



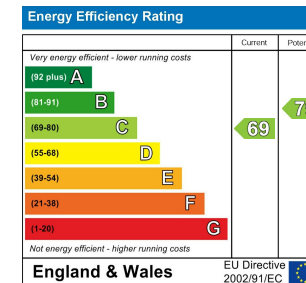
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our 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.