

**staniford**  
grays



68 The Stray, South Cave, HU15 2AL

£495,000









# 68 The Stray

South Cave, HU15 2AL

- CONSIDERABLY EXTENDED BUNGALOW HOME
- OPEN COUNTRYSIDE VIEWS
- THREE BEDROOMS
- DOUBLE GARAGE AND LARGE DRIVEWAY
- VIEWING ADVISED
- DISCREET CUL-DE-SAC POSITION
- GENEROUS LAYOUT OVER 2000 SQUARE FEET (including integral garage)
- TWO BATHROOMS
- NO ONWARD CHAIN
- WEST FACING GARDENS

RARELY OFFERED FOR SALE WITH PRIVATE WEST FACING GARDENS AND OPEN FIELD VIEWS.

Offered to the market in a discreet cul-de-sac position, is this detached bungalow that includes generously proportioned reception spaces and bedrooms to the single floor level. Suitable for applicants interested in bungalow living within a popular West Hull village setting.

The property has been considerably extended over the years, remaining deceptively spacious in both scale and size.

The versatile arrangement of living accommodation includes; Entrance Hall leading to Inner Hallway, open plan and garden facing Lounge, Dining /Dayroom area, Breakfast Kitchen, Utility, W.C., three Bedrooms (one with en-suite provision) and Bathroom.

Ample provision for parking to the forecourt driveway with a wide frontage and integral double Garage.

Well-appointed and private gardens exist with stunning open field views to the rear.

Offering scope for further re-modelling and cosmetic upgrading and extension potential.



£495,000



## ENTRANCE HALLWAY

24'2" x 9'8" (7.37 x 2.96)

A welcoming entrance to this smartly appointed bungalow, having been considerably extended internally with uPVC double glazed entrance door, laminate to floor coverings, opens to inner hallway providing access to further reception spaces and bedrooms.

## RECEPTION LOUNGE

16'6" x 14'0" (5.04 x 4.27)

With picture window and full views over the immaculately appointed gardens via an over sized picture window. Suitably sized to accommodate furniture suite with a central focal point provided via a fire insert with decorative hearth and mantle detailing. Ceiling rose, coving and laminate to floor coverings. Access is provided through to reception room three/ bedroom three also.

## KITCHEN

12'2" x 9'6" (3.71 x 2.91)

With uPVC double glazed window to the rear garden facing outlook. Neutrally appointed throughout with a range of traditionally styled wall and base units with contrasting work surfaces over. Feature tiling to splashbacks, inset porcelain sink and drainer with feature mixer tap. A number of integrated appliances include mid level double oven, four ring electric hob with concealed extractor canopy over, space for a number of free standing white goods, integrated dishwasher, low level work surface to partial wall length and access provided through to...

## DAY ROOM/ DINING ROOM 12'5" x 19'9" at longest and widest point (3.79 x 6.03 at longest and widest point)

With bay uPVC double glazed walk in window providing an immaculate garden outlook. A versatile and flexible room used by the current vendors as an informal reception space with dedicated area for dining table also. Laminate to floor coverings and door through to...

## UTILITY ROOM

14'11" x 11'0" (4.56 x 3.37)

With integral double garage access door, uPVC double glazed door to the rear garden outlook. Fitted with a range of wall and base units offering generous storage with tiling to floor coverings and space for further white goods.

## CLOAKROOM/ WC

Neutrally appointed throughout with low flush WC and pedestal wash hand basin.

## MASTER BEDROOM/ BEDROOM ONE

14'3" x 14'5" (4.36 x 4.41)

With bay uPVC double glazed window, of generous double bedroom proportions with full wardrobes to wall length and vanity dresser to alternate room length.

## BEDROOM TWO / GUEST BEDROOM

14'1" x 14'7" (4.30 x 4.45)

With uPVC double glazed window to front elevation, of double bedroom proportions and providing access through to...



**ENSUITE SHOWER ROOM**

9'0" x 8'4" (2.75 x 2.55)

With uPVC privacy window to frontage, neutrally appointed throughout with white floor tiling and complimentary tiling to splashbacks with mosaic border detailing. Three piece suite comprising low flush WC, pedestal wash hand basin and walk in corner shower cubicle with mains fed shower console and shower head fitting. Towel rail fixed above radiator.

**RECEPTION ROOM THREE/ BEDROOM THREE**

15'3" x 16'7" (4.66 x 5.06)

A versatile and flexible room used by the current vendors as an informal sitting room and hobby space, but has potential to be used as a generous third bedroom also. With uPVC double glazed window to the side elevation and French doors leading to the external garden terrace also. Laminate to floor coverings and enjoying good levels of natural daylight.

**HOUSE BATHROOM**

9'10" x 8'6" (3.01 x 2.61)

Offering an upgraded bathroom suite including a double walk in shower cubicle with rainfall shower head and console, concealed cistern low flush WC, inset basin with mixer tap to vanity unit and storage, heated towel rail, feature floor tiling and complimentary tiling to splashbacks also.

**EXTERNAL**

This subject dwelling remains conveniently positioned in a corner, over sized plot with a private driveway providing generous parking provision, with brick sett detailing, in turn leading through to a double integral garage.

Established planting and shrubbery exists to the side perimeter borders with a laid to lawn grass section extending around the property perimeter with gated access also. Opening into well manicured and landscaped rear gardens with patio terrace extending from the immediate building footprint, with further hardstanding and generous laid to lawn grass section with established planting and herbaceous shrubbery borders. Further storage provision is also provided to the side of the property with access to shed and unrivalled open field views to the rear boundary perimeter that really must be seen to be fully appreciated. External tap and light points.

**DOUBLE INTEGRAL GARAGE**

18'8" x 17'8" (5.69 x 5.40)

With electric up and over garage door, full power and lighting and loft access point also.

**AGENTS NOTE**

The vendors have considerably extended and remodelled the bungalow, being deceptively spacious in size with viewing available through the sole selling agent Staniford Grays.

**COUNCIL TAX:**

We understand the current Council Tax Band to be F

**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.

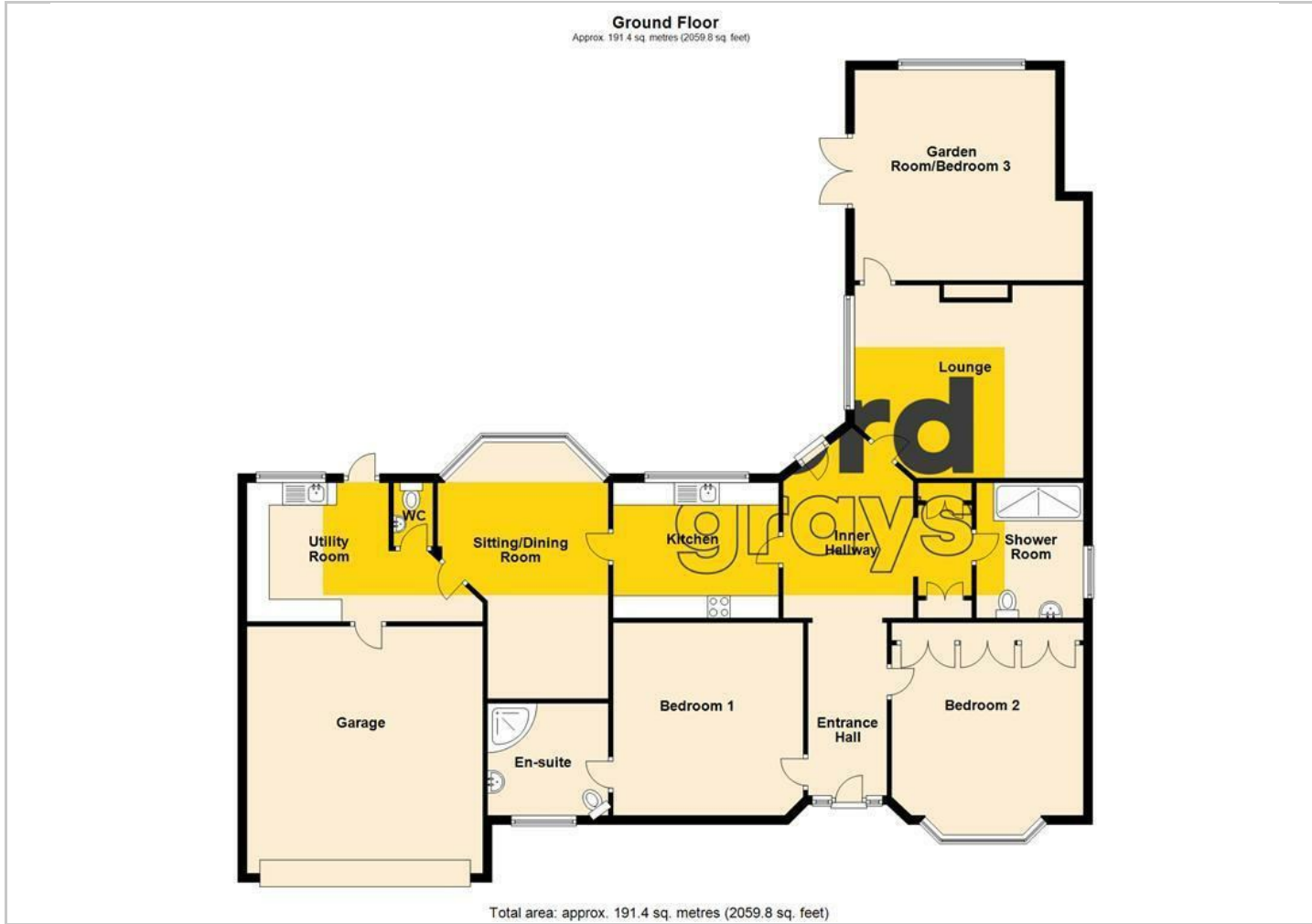




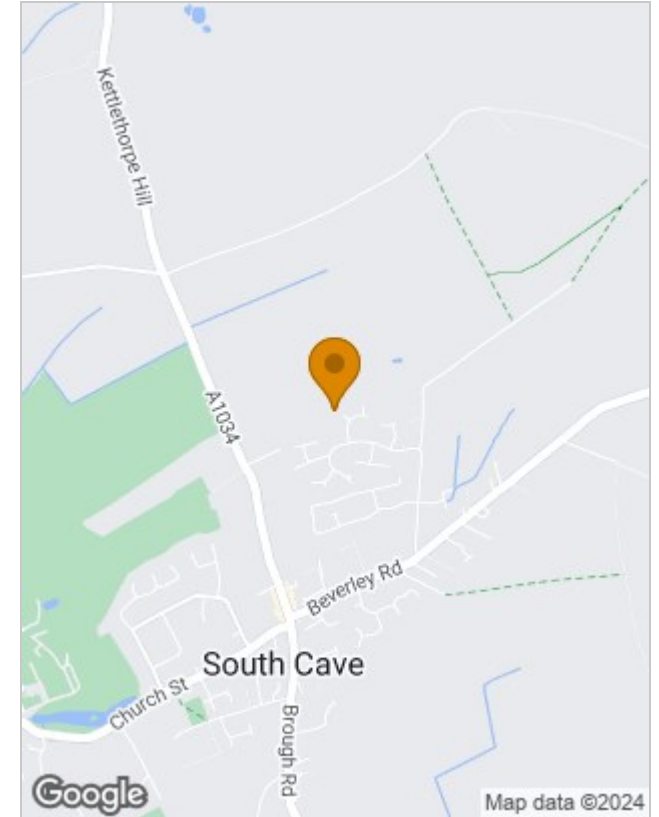




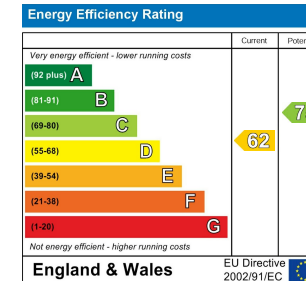
## Floor Plans



## 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.