

stanifords

Your Home. Your Agent



staniford
grays
FOR SALE 01482 631133

NEW BUILD
3 BEDROOM
DETACHED
BUNGALOW

1A Houndale Bank, Drifffield, East Yorkshire, YO25 6PA

£259,950

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NEW RELEASE- EXECUTIVE BUNGALOW NEW BUILD HOME.

JUST 2 DETACHED HOMES AVAILABLE ON SITE-

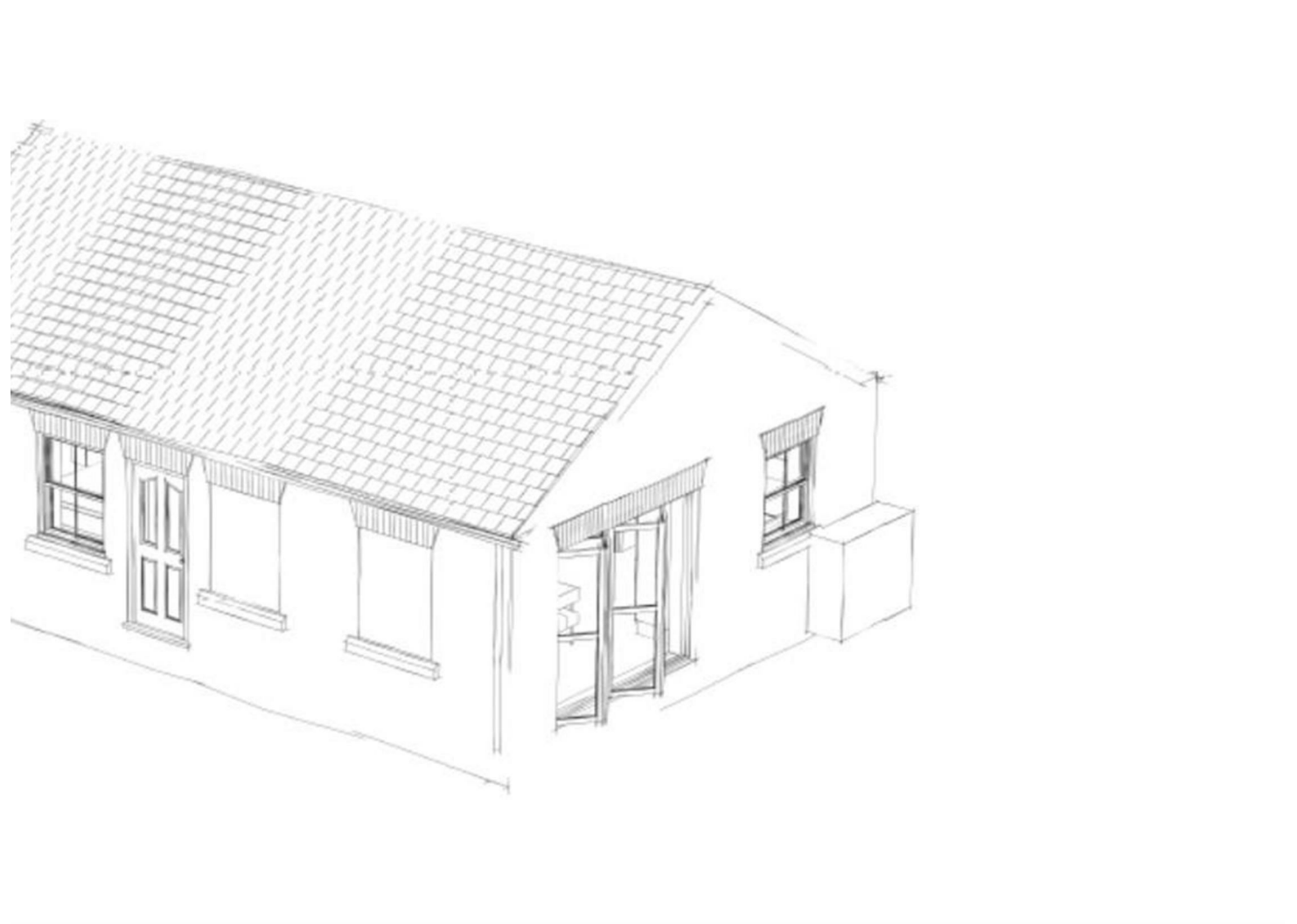
Riverside is a GATED and select development of high specification properties offering modern living, with an emphasis placed on comfort and convenience within a private development.

This latest plot release focuses on 2 bungalow homes with dedicated parking. The dwellings offer detailed and character brickwork externally with modern and open plan interiors.

The versatile living space comprises; Open Plan Dayroom/Kitchen, 2 double Bedrooms feature and House Bathroom.

Externally dedicated parking remains a key selling feature with nicely proportioned and private gardens.

Situated on a quiet and executive cul-de-sac in the peaceful and picturesque setting of Riverside in Driffield and benefits from excellent local amenities with shops, schools and restaurants all nearby.



GROUND FLOOR

OPEN PLAN LOUNGE/DAYROOM/KITCHEN

16'4"x 19'10" (5.00mx 6.07m)

PRINCIPLE BEDROOM

12'11" x 10'4" (3.94m x 3.17m)

BEDROOM 2

12'11" x 9'1" (3.94m x 2.77m)

FAMILY BATHROOM

7'7" x 6'2" (2.33m x 1.88m)

BATHROOM

8'7" x 5'6" (2.63m x 1.69m)

Neutrally appointed white sanitary ware, feature splashback tile and flooring. Basin inset to vanity unit, lowflush W.C. Rainfall shower to ensuite and panel bath with shower fittment over to main Bathroom. Heated towel rail.

HEATING

Underfloor heating to ground floor level and wet radiators to first floor level. Air source heat pump.

EXTERNAL

Pillared electric gates to main entrance of development. Brick Sett patio detailing and laid to lawn grass (to be laid once a completion date is established) with modern horizontal and boarded fencing. external lighting.

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.

DISCLAIMER

THE DEVELOPER RESERVES THE RIGHT TO AMEND THE SPECIFICATION FROM THE DETAILS DOCUMENTED AT THEIR OWN DISCRETION.

FIXTURES AND FITTINGS

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

WEBSITES

www.stanifords.com www.rightmove.co.uk

www.vebra.co.uk

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

MORTGAGE CLAUSE

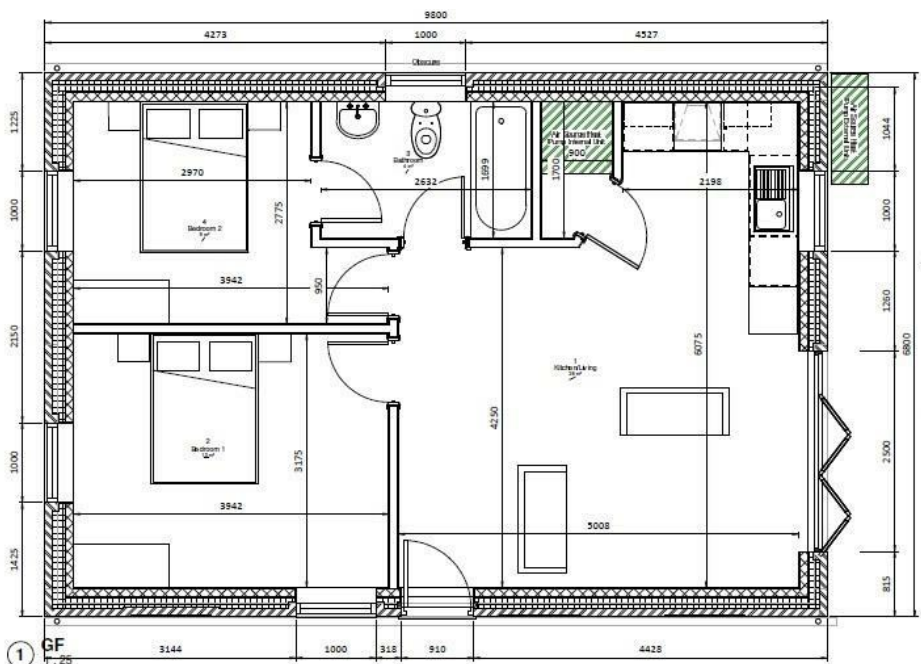
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.







Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC