



14, Romney Drive,
Beverley, HU17 8LB
£475,000



ABOUT THE PROPERTY

Built in 2021, this is a rare opportunity to acquire a stylish property within a sought after Risby Homes development of Shepherds Rest!

This substantial family home which offers versatile living is ideal for the expanding family or professionals working from home. Having wonderful open plan newly extended living space, the property has been built to a high standard having underfloor heating on individual room thermostats to the ground floor, solid wood doors throughout plus bespoke fitted kitchen/diner, dayroom and modern family bathroom.

Briefly comprising entrance hall, office/study, open plan living/day room and sizable dining kitchen with two sets of bi-folding doors leading to the enclosed rear garden. There is a separate utility room for practicality and cloakroom. To the first floor there are four double bedrooms (master en-suite) with a range of fitted wardrobes and a modern family bathroom. Externally the property has a great sized southerly facing rear garden, detached garage and ample off street parking for multiple vehicles.

Worthy of internal inspection - You won't be disappointed. Contact us to arrange on - 01482 662211

Tenure - Freehold
Council Tax Band - E
EPC - B







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East Riding of Yorkshire Council
Band: E

THE ACCOMMODATION COMPRISES:-

GROUND FLOOR

ENTRANCE HALL

Generous entrance hall with access through to all ground floor rooms. Stairs to first floor accommodation.

EXTENDED KITCHEN/DINER

5.97 x 3.64 (19'7" x 11'11")

Impressive fitted kitchen with an upgraded range of wall and base units with quartz worktops and up stands, inset under mount one and half bowl ceramic sink with mixer tap over. Integrated dishwasher, double 'Neff' oven with microwave, induction hob and ceramic extractor fan above. Central island with deep pan drawers, quartz worktop and pop up power bank sockets inbuilt. Open plan to...

DAY ROOM

3.44 x 3.38 max (11'3" x 11'1" max)

Single storey extension to the rear with upright radiator, two velux windows to the ceiling. Downlights, side window and Bi-folding doors into the rear garden. UPVC external door to side driveway access....

LIVING ROOM

4.30 x 4.50 (14'1" x 14'9")

Generous living room with access to rear garden through bifolding doors. Fitted with connection for Smart TV, Sky HD and integrated music system. Television and HDMI points. Open plan to kitchen/dining room/day room....

UTILITY ROOM

1.56 x 2.74 (5'1" x 8'11")

Fitted with base units, complimenting worksurfaces and upstands. Stainless steel sink unit with drainer board and mixer tap. Space for tumble dryer, space and plumbing for washing machine. Central heating boiler. Front aspect.

STUDY

2.15 x 3.30 (7'0" x 10'9")

Spacious study/office currently being used as a playroom. Television point. Access through to generous understairs cupboard.

CLOAKROOM/WC

1.0 x 2.11 (3'3" x 6'11")

Two piece white suite comprising of low level WC and wash hand basin.

FIRST FLOOR

LANDING

Galleried landing with upgraded oak handrail and glass balustrade. Storage cupboard.

MASTER BEDROOM (FITTED)

3.00 x 3.60 (9'10" x 11'9")

Spacious master bedroom to the rear aspect. Fitted wardrobes with sliding doors. Television point. Access through to...

ENSUITE

1.19 x 2.63 (3'10" x 8'7")

White three piece suite comprising of low level WC, wall mounted vanity with inset sink with mixer tap, walk in shower cubicle with stainless steel mains shower and glass shower screen. LED vanity mirror. Privacy window to side aspect.

BEDROOM TWO

3.24 x 3.23 (10'7" x 10'7")

To the front aspect.

BEDROOM THREE

2.17 x 4.96 (7'1" x 16'3")

To the front aspect.

FAMILY BATHROOM

2.06 max x 3.21 max (6'9" max x 10'6" max)

White three piece suite comprising of low level WC, vanity sink unit with inset sink and mixer tap, fitted bath with stainless steel shower over and glass shower screen. Tiled flooring and partly tiled walls. Privacy window to side aspect. Spot lighting and extractor fan.

BEDROOM FOUR

2.31 x 3.04 (7'6" x 9'11")

To the rear aspect.

EXTERNAL

The front of the property consists of block paved driveway with parking for up to four cars. Detached garage with electric up and over door.

The south facing rear garden is a great size, mainly laid to lawn with decking to the rear with recently built summer house. External power points and outdoor tap. Timber fencing to boundary with gates allowing access around the property.

ADDITIONAL INFORMATION

SERVICES

Mains gas, drainage and electricity are connected to the property.

APPLIANCES

No appliances have been tested by the agents.



Ground Floor



First Floor



VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

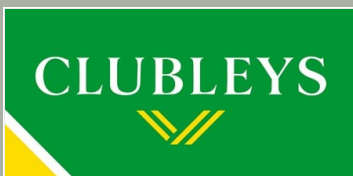
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.


Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B	85	
(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	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.