staniford grays



15 Poplars Way, Beverley, HU17 8PL

£350,000

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- OFF STREET PARKING FOR MULTIPLE VEHICLES
- GENEROUS REAR GARDEN
- ENSUITE SHOWER ROOM
- CLOSE TO LOCAL RETAIL AND ROAD NETWORKS
- LARGE PLOT WITH SCOPE TO EXTEND
- FOUR GOOD SIZED BEDROOMS
- CUL DE SAC POSITION

Positioned in a desirable cul-de-sac within a popular development off Victoria Road on the south side of Beverley. This impressive four bedroom detached family home occupies a generous plot and offers fantastic potential for extension, subject to the necessary permissions.

The property is ideally suited to modern family living, with well balanced and versatile accommodation throughout. The ground floor comprises a welcoming entrance, a spacious lounge perfect for relaxing, and a separate dining room or snug providing flexibility for entertaining or family use. The kitchen is complemented by a practical utility room, while a convenient cloakroom/WC adds to the home's functionality.

Upstairs, the property continues to impress with four well proportioned bedrooms, including a principal bedroom benefitting from its own ensuite shower room. A family bathroom serves the remaining bedrooms, making this an ideal family layout.

Externally, the home enjoys a large rear garden and a decked dining area to the side, both offering wonderful space for outdoor living and further enhancing the property's appeal. The sizeable plot provides clear scope to extend, allowing buyers to tailor the home to their own needs over time. To the front, there is ample off street parking for multiple vehicles.

Located within a quiet and sought after residential area in Beverley, this property combines space, potential, and a prime position making it a superb opportunity for families looking to establish a long term home.

Book your viewing, get in touch today!



ACCOMMODATION COMPRISES

ENTRANCE HALL 14'3" x 5'10" (4.36m x 1.78m)
uPVC entrance door with stained glass panels, oak laminate floor and a pendant light fitting.

DINING ROOM/SNUG 13'5" x 8'7" (longest and widest) (4.09m x 2.62m (longest and widest))
Wood door with brass handles, carpeted floor, pendant light fitting and front aspect uPVC double glazed window.

KITCHEN 16'0" x 8'5" (4.89m x 2.57m)
Wood door with brass handles, uPVC double glazed side door, uPVC French doors to the rear garden, vinyl floor, chrome ceiling spotlights, pendant light fitting, Belling seven ring gas cooker with matching extractor hood, ceramic drainer sink with mixer tap, integrated dishwasher, space for an undercounter fridge and a range of wall and base units.

CLOAK ROOM/WC 4'1" x 2'11" (1.26m x 0.90m)
Wood door with brass handles, vinyl floor, wall light, low flush WC, pedestal wash hand basin and extractor fan.

LOUNGE 14'5" x 11'10" (4.40m x 3.61m)
Wood door with brass handles, carpeted floor, chrome central ceiling light, sliding uPVC doors to the rear garden, fire place with wooden surround and mantle piece and gas fire with marble hearth and back.

UTILITY ROOM 8'1" x 6'8" (2.48m x 2.05m)
Wood door with chrome handles, wooden door to garage, vinyl floor, central ceiling light, plumbing for washing machine, space for dryer, stainless steel drainer sink with mixer tap, work tops, boiler housed.

STAIRCASE AND LANDING 9'4" x 5'9" (2.85m x 1.77m)
Carpeted floor, pendant light fitting, wooden hand rail and a loft hatch, (loft partially boarded).

BEDROOM ONE 11'4" x 8'5" (3.47m x 2.59m)
Wood door with brass handles, carpeted floor, front aspect uPVC double glazed window and a pendant light fitting.

PRINCIPAL BEDROOM 12'2" x 11'6" (3.71m x 3.51m)
Wood door with brass handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window, fitted mirrored wardrobes and a built in cupboard.





ENSUITE SHOWER ROOM
Wood door with brass handles, vinyl floor, central ceiling light, front aspect uPVC double glazed privacy window, shower cubicle with mixer shower, low flush WC, vanity unit with wash hand basin and mixer tap and splash back tiling.

BATHROOM 8'7" x 4'11" (2.63m x 1.50m)
Wood door with brass handles, vinyl floor, central ceiling light, side aspect hardwood window, low flush WC, bath with mixer tap, vanity unit with wash hand basin, mixer tap, splash back tiling and an extractor fan.

BEDROOM THREE 11'0" x 9'4" (3.36m x 2.85m)
Wood door with brass handles, carpeted floor, pendant light fitting, rear aspect hardwood double glazed window and fitted wardrobes.

BEDROOM FOUR 11'8" x 7'1" (3.57m x 2.17m)
Wood door with brass handles, carpeted floor, pendant light fitting and a rear aspect hardwood double glazed window.

GARAGE 10'3" x 7'7" (3.14m x 2.33m)
With manual up and over door, strip light and power.

EXTERIOR
To the front a block paved drive and side path, hedge and fence surround and a small lawned area. To the rear a decked seating area with decked terrace and steps down to the lawn. A glass green house and wooden shed with gravel raised bed, wooden fence and hedge surround.

AGENTS NOTE
The Belling cooker requires a service and could be removed by the owner if not required.

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.

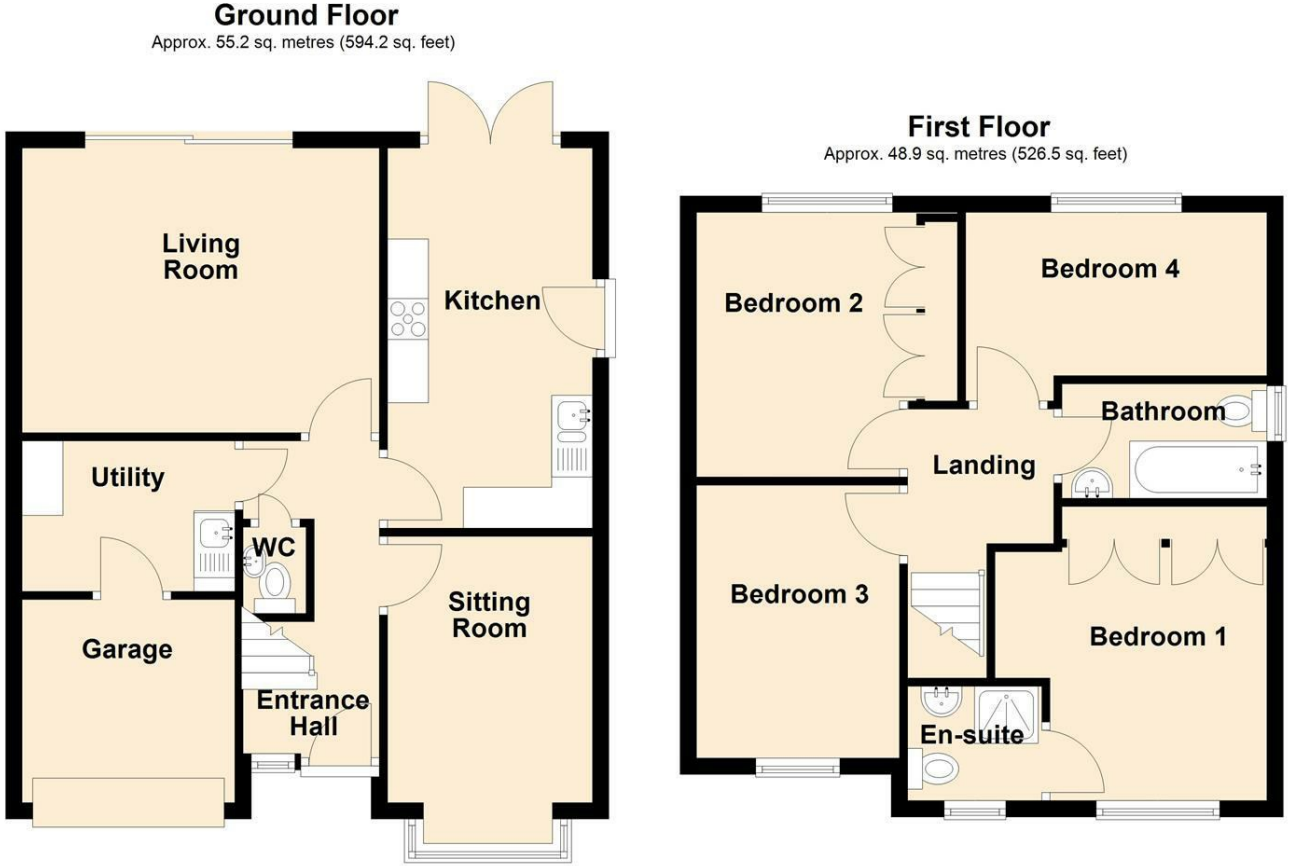
MISREPRESENTATION ACT 1967

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.

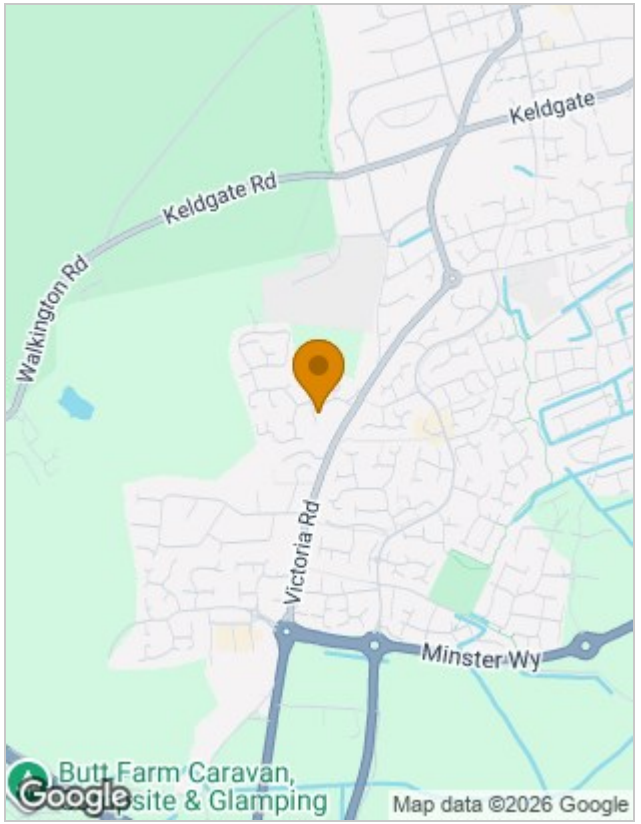


Floor Plans

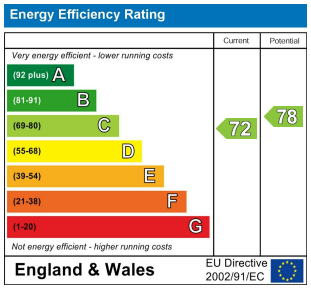


Total area: approx. 104.1 sq. metres (1120.7 sq. feet)

Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office Office on 01482 866304 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.

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