staniford grays



1 Rosner Drive, Hessle, HU13 0GS

£325,000

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- GENEROUS PLOT SIZE
- A NUMBER OF YEARS REMAINING ON THE BUILD WARRANTY
- LARGE DRIVEWAY AND DETACHED GARAGE
- READY TO MOVE IN LIVING
- THREE DOUBLE BEDROOMS
- IMMACULATE BEAL CONSTRUCTED HOME
- OPEN PLAN LIVING
- CONVENIENT SETTING
- UPGRADED INTERIOR

READY TO MOVE IN AND UPGRADED BEAL HOME

Boasting a prominent cul-de-sac position with an expansive wide plot, this tastefully appointed and considerably upgraded home comes suitable for the most discerning of purchasers.

The vendors have tastefully appointed and enhanced this delightful property to internally and externally with the immaculate living space comprising; Entrance hallway, Reception Lounge with dual aspect, bright and spacious open plan Kitchen/Dining Area, Utility Room and Cloakroom W.C.

To the first floor level a central landing provides access to a Master Suite including a En-Suite Shower Room and two further large Bedrooms and House Bathroom.

Attention to detail really is evident throughout with the versatile arrangement of living space.

Externally the landscaped and generous gardens benefit from good levels of privacy with a double driveway to the frontage. A Detached Garage also offers further parking and storage.

Viewing is advised given the standard of presentation with viewing available via the sole selling agents, Staniford Grays.



GROUND FLOOR

ENTRANCE HALL 6'9" x 6'7" (2.08m x 2.01m)
A welcoming entrance to this immaculately appointed property, with staircase approach to first floor level, uPVC double glazed windows and composite entrance door, with LVT to floor coverings, leading to Kitchen and Reception Spaces.

CLOAKROOM W.C.
Smartly appointed with white sanitaryware incorporating low flush w.c, heated towel rail, pedestal wash hand basin, with tiling to splashbacks and tiling to floorcoverings.

RECEPTION LOUNGE 18'6" x 9'8" (5.64m x 2.95m)
Boasting generous proportions throughout with uPVC double glazed window to the immediate front outlook and double French doors to the rear. The lounge remains suitably sized to accommodate large furniture suite with bespoke cabinetry, feature electric fire and LVT flooring throughout.

KITCHEN /DINING AREA 18'4" x 9'3" (5.61m x 2.84m)
Serving as the heart of this family home with attention to detail evident throughout. Offering an arrangement of versatile and flexible living space taking full advantage of garden vistas, offering good levels of natural daylight. With uPVC double glazed window to front outlook. The highly specified kitchen features Shaker style fitted wall and base units with soft-closing doors and drawers, incorporating a range of Neff appliances including, induction hob with concealed extraction canopy, integrated fridge freezer, integrated dishwasher, Neff mid-level oven and inset resin sink, LVT to full floor coverings, inset spotlights to ceiling.
Opens through to a Dining Area with inset spotlights, French Doors to patio terrace and access to....

UTILITY ROOM 6'9" x 5'2" (2.08m x 1.60m)
With window to the rear, wall and base units, with tiled flooring continuing throughout, inset sink and drainer, space for a number of low level white goods, Ideal Logic mounted boiler and storage cupboard.

FIRST FLOOR

LANDING 12'9" 6'11" (3.89m 2.13m)
With uPVC double glazed window to the rear, generously sized, giving access to three double bedrooms. With loft access point and storage cupboard also.

PRINCIPAL BEDROOM 13'8" x 9'10" (4.17m x 3.00m)
Of double bedroom proportions being well styled throughout with smartly appointed bedroom furniture, side tables and locker storage, with uPVC double glazed window to the garden outlook, in turn leading through to...

ENSUITE SHOWER ROOM 9'10" x 4'5" (3.02m x 1.37m)
Benefiting from contemporary styling, including tiling to floor coverings and complementary tiling to wall splashbacks, uPVC double glazed privacy window, heated towel rail, electric shaver point, low flush W.C, pedestal wash hand basin with chrome fitted tap, double width shower cubicle with sliding door, fitted with showerhead and console, extractor fan.

BEDROOM 2 9'6" x 8'11" (2.90m x 2.74m)
With uPVC double glazed window to the front elevation, of double bedroom proportions with contemporary style fitted wardrobes and storage.





BEDROOM 3 9'6" x 9'1" (2.90m x 2.77m)
With uPVC double glazed window to the rear orientation, and of double bedroom proportions.

FAMILY BATHROOM 6'11" 5'6" (2.11m 1.68m)
With privacy window to the front elevation, again being immaculately appointed with attention to detail evident, incorporating panelled bath with glazed shower screen, wall mounted shower head & console and chrome fitted tap points, pedestal wash hand basin, low flush w.c, tiling to floor and wall coverings in a complementary style with detailing, heated rail, inset spotlights to ceiling and extractor fan.

EXTERNAL
This family home benefits from a prominent roadside position with a wide frontage incorporating low maintenance front garden area, with walled perimeter boundary to the garden. External lighting, with brick sett double driveway providing ample parking provision for vehicles.

SINGLE DETACHED GARAGE
with up and over access door and power and lighting.

Gated access leads through to the rear garden area benefiting from good levels of privacy throughout, with generous laid to lawn grass section extending to the rear perimeter boundary with wall to the front and close-boarded fencing also. A large resin terrace also exists to the rear of the plot suitable for Alfresco dining and entertaining with artificial lawn area also. External tap and light points.

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

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

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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.

SERVICES
(Not Tested) Mains Water, Gas, Electricity and Drainage are connected.

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

VIEWING
Strictly by appointment via sole selling agent, Staniford Grays.
Website- Stanifords.com Tel: (01482) 631133
E-mail: swansales@stanifords.com

WEBSITES
www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

PROPERTY PARTICULARS-DISCLAIMER
PROPERTY MISDESCRIPTIONS ACT 1991

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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.

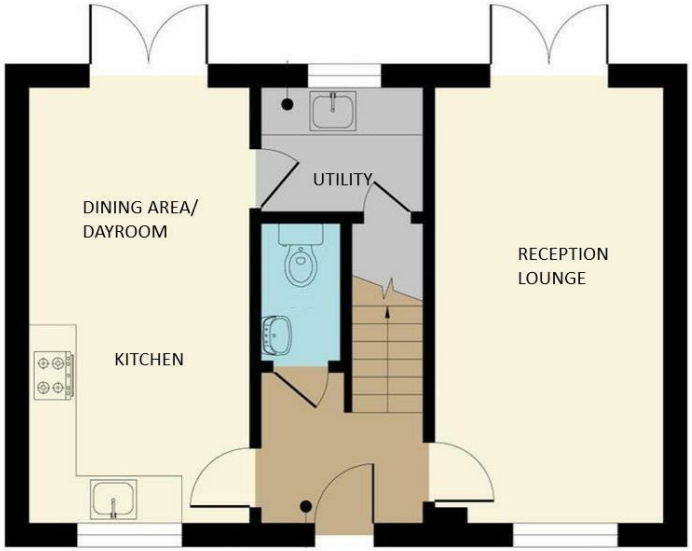
FEES
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Floor Plans

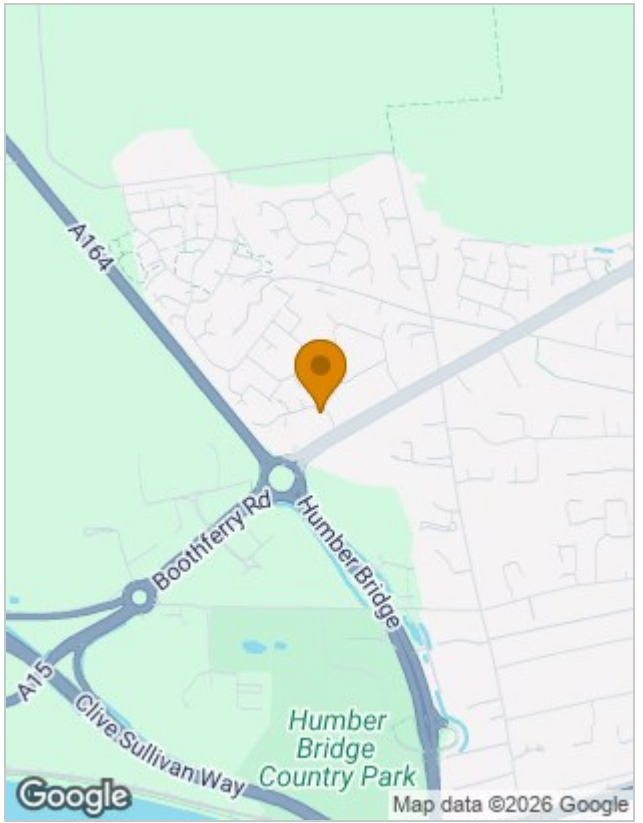


FIRST FLOOR

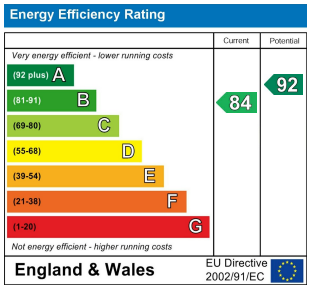


GROUND FLOOR

Location Map



Energy Performance Graph



Viewing

Please contact our Swanland Office 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.

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