

**staniford**  
grays



12 Cavendish Drive, Market Weighton, York, YO43 3GY

£260,000









# 12 Cavendish Drive

York, YO43 3GY

- BUILT IN 2022
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- APPROX SIX YEARS REMAINING LABC BUILD WARRANTY
- BIFOLDING DOORS TO REAR GARDEN
- CONTEMPORARY DESIGN
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM

Occupying an enviable position within the sought-after market town of Market Weighton, this elegant three-bedroom detached residence offers refined, contemporary living designed to suit modern lifestyles.

At the heart of the home lies a beautifully appointed kitchen diner, enhanced by impressive bi-folding doors that open seamlessly onto the private rear garden, creating an exceptional space for both entertaining and everyday living. A stylish lounge provides a calm and comfortable retreat, while the principal bedroom is complemented by a well-appointed ensuite shower room.

Further benefits include a garage and ample off-street parking, completing a home that combines practicality with a sense of understated luxury in a highly desirable location.



£260,000



## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 12'2" x 6'2" (3.73m x 1.88m )  
Composite entrance door, tiled flooring, two pendant light fittings and an understairs cupboard.

**LOUNGE** 17'2" x 10'11" (5.24m x 3.35m )  
Wooden door with chrome handles, carpeted floor, pendant light fitting, ceiling spotlights and a front aspect uPVC double glazed bay window.

**UTILITY ROOM** 5'9" x 5'1" (1.77m x 1.56m )  
Wooden door with chrome handles, tiled floor, wall units with plumbing for a washing machine, space for a dryer and a third appliance.

**CLOAK ROOM/WC** 5'1" x 3'6" (1.56m x 1.09m )  
Wooden door with chrome handles, tiled floor, ceiling spotlights, side aspect uPVC double glazed privacy window, low flush WC, wash hand basin with mixer tap and vanity unit, half splash back tiling and an extractor fan.

**KITCHEN DINER** 17'7" x 10'11" (5.37m x 3.33m )  
Wooden door with chrome handles, ceiling spotlights, tiled floor, bi fold doors to rear garden, island with one and half drainer sink with mixer tap, integrated four ring hob, fridge freezer, microwave, oven, extractor and dishwasher.

**STAIRCASE AND LANDING** 10'11" x 4'1" (longest and widest) (3.35m x 1.27m (longest and widest))  
Carpeted floor, pendant light fitting, side aspect uPVC double glazed window and a loft hatch.

**PRINCIPAL BEDROOM** 12'6" x 11'0" (3.82m x 3.37m )  
Wooden door with chrome handles, carpeted floor, pendant light fitting and two front aspect uPVC double glazed windows.

**ENSUITE SHOWER ROOM** 8'9" x 6'3" (2.69m x 1.91m )  
Wooden door with chrome handles, tiled floor, ceiling spotlights, front aspect uPVC privacy window, extractor fan, storage cupboard, towel radiator, low flush WC, wash hand basin with mixer tap and vanity unit, shower cubicle with a mixer shower.



#### **BEDROOM TWO**

9'10" x 10'0" (3m x 3.06m )

Wooden door with chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window.

#### **BEDROOM THREE**

10'0" x 7'6" (3.07m x 2.29m )

Wooden door with chrome handles, pendant light fitting, carpeted floor and a rear aspect uPVC double glazed window.

#### **FAMILY BATHROOM**

7'0" x 6'3" (2.15m x 1.92m )

Wooden door with chrome handles, tiled floor, ceiling spotlights, side aspect uPVC double glazed window, towel radiator, full splash back tiling, extractor fan, low flush WC, wash hand basin with vanity unit and mixer tap, bath with mixer shower and taps.

#### **GARAGE**

18'2" x 8'9" (5.54m x 2.69m )

With electric roller door, composite pedestrian door, light and power.

#### **EXTERIOR**

To the front a block paved driveway with flagged path to the side and rear with a gravel approach. To the rear a flagged patio area with laned garden and fence surround.

#### **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



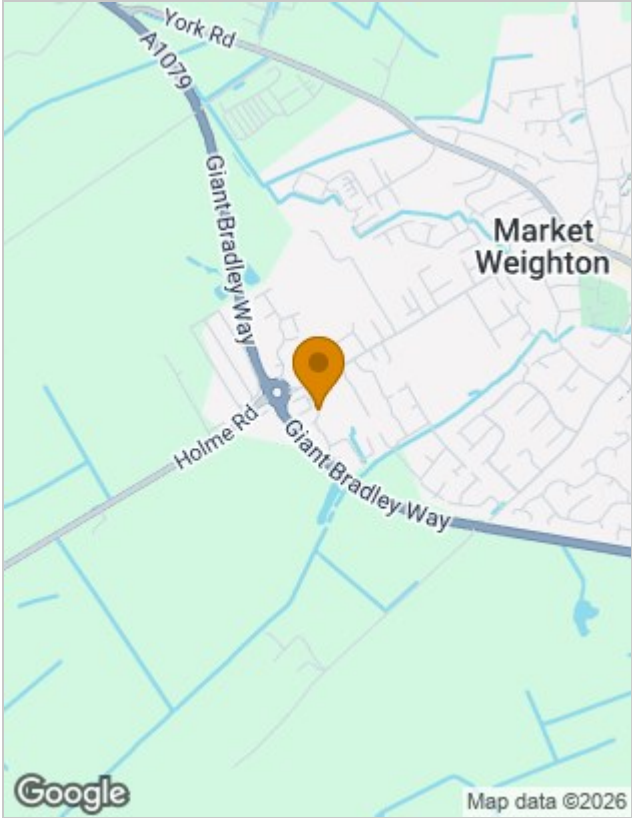
Viewing

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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Location Map



Energy Performance Graph

