

**staniford**  
grays



30 Romney Drive, Beverley, HU17 8LB

£419,950





# 30 Romney Drive

Beverley, HU17 8LB

- GROUND FLOOR UNDERFLOOR HEATING
- THREE BATHROOMS
- INTEGRAL GARAGE
- RISBY CONSTRUCTION
- FITTED WARDROBES
- THREE DOUBLE BEDROOMS
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- STILL UNDER NHBC CERTIFICATE

OPEN DAY- SATURDAY 28TH OF MARCH 13:00-15:00- ALL PARTIES WELCOME

Built in 2020 by award-winning local developer Risby Homes, this detached "Masham" design sits on a quiet, well-positioned plot on the popular Shepherd Lane (Risby) development in Beverley. Finished to a high specification with quality fixtures and fittings throughout, the property remains under NHBC warranty and is offered with no snagging required.

The layout is ideal for modern family living, featuring underfloor heating to the ground floor and a superb open-plan kitchen/dining/day room with integrated NEFF appliances and full-width bi-fold doors to the garden.

Upstairs are four generous bedrooms (three doubles), two with ensuite shower rooms, plus a stylish family bathroom. A loft ladder provides access to useful boarded storage.

Outside, the private rear garden includes a pent shed and external lighting, while further benefits include an integrated garage with lighting, burglar alarm and ground floor WC.

Well located for Beverley's excellent schools, amenities and transport links, and within easy reach of the town's shops, cafés and Westwood walks, this is a move-in-ready



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## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 18'0" x 6'6" (5.50m x 2m )  
uPVC entrance door with glass panels, luxury vinyl flooring and two pendant light fittings.

**CLOAK ROOM/WC** 6'9" x 3'1" (2.06m x 0.94m)  
Wooden door with chrome handles, luxury vinyl flooring, central ceiling light, low flush WC, wash hand basin with vanity unit and an extractor fan.

**LOUNGE** 16'10" x 10'7" (5.14m x 3.24m )  
Wooden door with chrome handles, luxury vinyl flooring, pendant light fitting and a front and side aspect uPVC double glazed window.

**KITCHEN** 18'8" x 13'7" (5.70m x 4.15m )  
Wooden door with chrome handles, ceiling spotlights and a pendant light fitting with luxury vinyl flooring. Side and rear aspect uPVC double glazed windows, bi fold doors to the rear garden, a range of wall and base units with work top, drainer sink and mixer tap, integrated NEFF appliances including a full height fridge, four ring induction hob, extractor hood, dishwasher, eye level fan and electric oven and grill.

**UTILITY ROOM** 9'5" x 5'1" (2.89m x 1.56m )  
Wooden door with chrome handles, luxury vinyl flooring, central ceiling light, rear aspect uPVC double glazed window, worktop with drainer sink and extractor fan with access to the garage.

**GARAGE** 17'2" x 9'8" (5.25m x 2.96m )  
Pedestrian door from the utility room, electric roller door, central ceiling light and rear wall light also with power.

**STAIRCASE AND LANDING** 10'6" x 2'11" (3.21m x 0.89m)  
Carpeted floor, pendant light fitting, wooden hand rail, wooden banister and spindles with light tunnel and loft hatch with ladder.

**PRINCIPAL BEDROOM** 12'2" x 10'11" (3.72m x 3.35m )  
Wooden door with chrome handles, front aspect uPVC double glazed window, carpeted floor, pendant light fitting, built in wardrobe with automatic light, fitted wardrobes with USB ports in bedside sockets.

**ENSUITE SHOWER ROOM** 6'10" x 6'6" (2.10m x 2m)  
Wooden door with chrome handles, ceiling spotlights, tiled floor, front aspect uPVC double glazed window, chrome towel radiator, low flush WC, wash hand basin with vanity unit and splash back tiling.



**BEDROOM TWO** 15'0" x 9'8" (4.59m x 2.96m )  
 Wooden door with chrome handles, vinyl flooring, pendant light fitting, front aspect uPVC double glazed window and fitted wardrobes.

**ENSUITE SHOWER ROOM** 9'6" x 6'11" (2.90m x 2.12m)  
 Wooden door with chrome handles, tiled floor, ceiling spotlights, Velux window, chrome towel radiator, extractor fan, shower cubicle and mixer shower, low flush WC, wash hand basin with vanity unit and mixer tap.

**BEDROOM THREE** 8'11" x 10'4" (2.73m x 3.17m )  
 Wooden door with chrome handles, vinyl flooring, pendant light fitting, rear aspect uPVC double glazed window and fitted wardrobes.

**BEDROOM FOUR** 8'11" x 7'2" (2.73m x 2.20m )  
 Wooden door with chrome handles, vinyl flooring, pendant light fitting and a rear aspect uPVC double glazed window.

**BATHROOM** 6'5" x 6'9" (1.96m x 2.06m )  
 Wooden door with chrome handles, tiled floor, ceiling spotlights, side aspect uPVC double glazed window, low flush WC, bath with mixer shower and splash back tiling, wash hand basin with vanity unit, chrome towel radiator and extractor fan.

**EXTERIOR**  
 To the front a block paved driveway with side path to the rear garden. To the rear a block paved patio with wooden fence surround, lawn with sleeper borders and separate synthetic grassed area.

**COUNCIL TAX:**  
 We understand the current Council Tax Band to be E

**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**

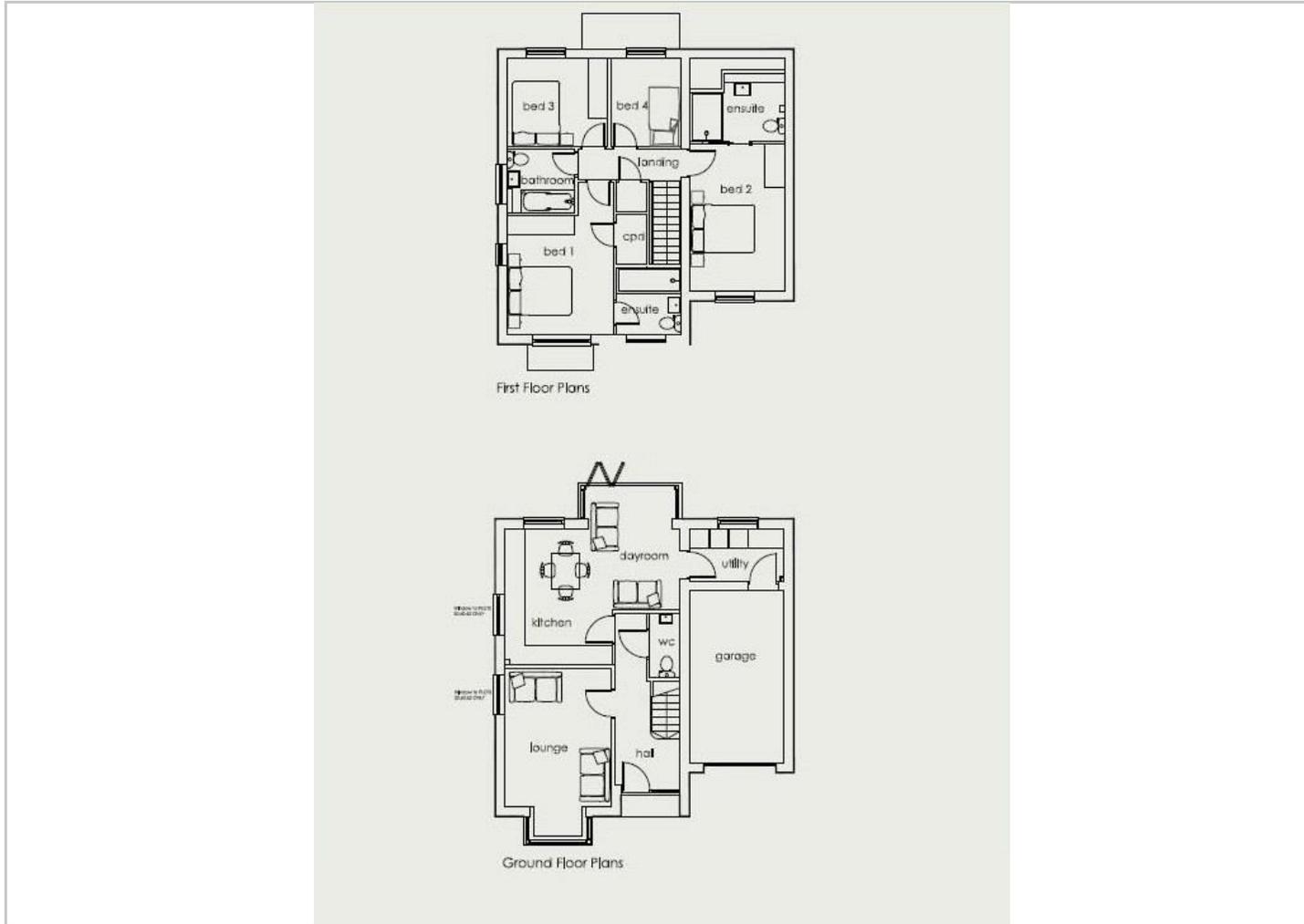
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal 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



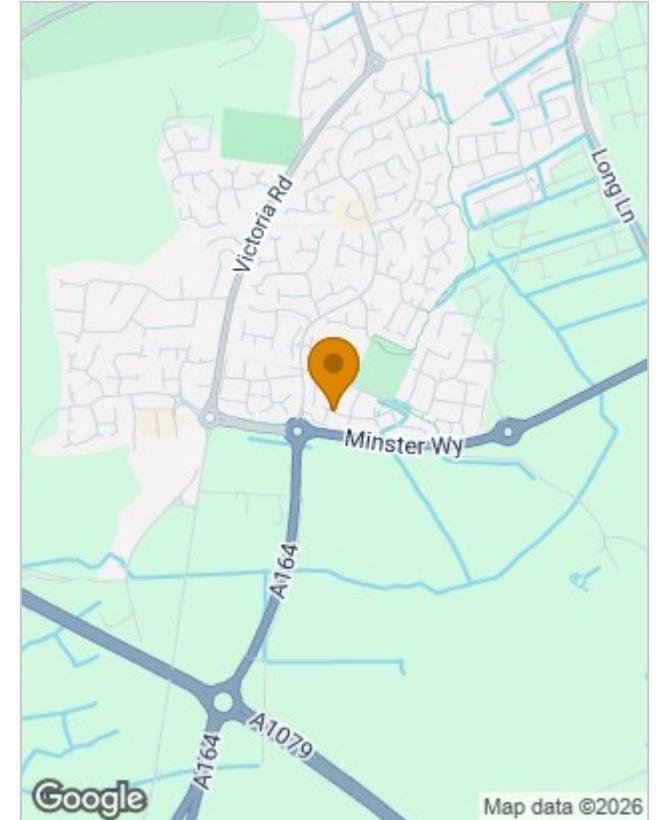
## Viewing

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.

18 North Bar Within, Beverley, East Riding of Yorkshire,  
Tel: 01482 866304 Email: bevsales@stanifords.com

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	