

# staniford grays



14 Woffinden Rise, Beverley, HU17 8YT

£450,000





# 14 Woffinden Rise

Beverley, HU17 8YT

- FABULOUS DETACHED FOUR BEDROOM FAMILY HOME
- OPEN PLAN KITCHEN DINER
- PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM
- SUPERB CORNER PLOT WITH WRAP AROUND GARDEN
- TWO RECEPTION ROOMS
- OFF STREET PARKING FOR MULTIPLE VEHICLES

Superb Detached Family Home | Cul-de-Sac Position | Generous Corner Plot | Almost New

This exceptional four bedroom detached home represents a rare opportunity to acquire a nearly new Peter Ward build, the popular Buckingham house type, set on a generous corner plot in a quiet cul-de-sac. Built circa 2024, the property benefits from eight years remaining on its NHBC Buildmark warranty, offering the peace of mind of new build quality without the wait.

The generous block paved driveway greets you as you arrive, a broad frontage with lawn and ample private parking sets the tone, while the corner plot position gives the home a sense of space and privacy that's genuinely hard to find.

Inside you'll discover a layout beautifully suited to modern family life. The front facing lounge with bay window provides a comfortable retreat, while the true heart of the home is the impressive open plan kitchen and dining room at the rear. A sociable peninsula worktop enhances this sociable room drawing guests naturally together and French doors open directly onto the rear garden, making this space equally at home on a school morning or a summer evening with friends.

The converted garage adds a further reception room also positioned off the Kitchen, lending real flexibility to the layout, whether you need a playroom, a home office, or a dedicated snug.

Upstairs, four generously proportioned bedrooms provide accommodation to suit families of all sizes. The principal bedroom benefits from a private ensuite shower room, while a well appointed family bathroom serves the remaining bedrooms.

Outside, the generous rear garden wraps around the south and west elevations, creating a wonderfully sunny outdoor space with two flagged patio areas, perfect for al fresco dining, children's play, or simply enjoying the afternoon sun in peace.



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## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 15'5" x 6'7" (4.71m x 2.02m )  
Composite entrance door with privacy glass panels, two pendant light fittings, luxury vinyl flooring, understairs cupboard, access to the first floor staircase, cloakroom, lounge and kitchen.

**CLOAK ROOM** 6'0" x 2'11" (1.83m x 0.89m )  
Wooden door with chrome handles, luxury vinyl floor, pendant light fitting, low flush WC and a vanity unit with wash hand basin.

**LOUNGE** 19'0" x 10'4" (5.80m x 3.15m )  
Wooden door with chrome handles, luxury vinyl floor, pendant light fitting and a front aspect uPVC double glazed bay window.

**KITCHEN DINER**  
Wooden door with chrome handles, luxury vinyl floor, ceiling spotlights, pendant light fitting, rear aspect uPVC double glazed window, uPVC French doors to the rear garden, integrated four ring induction hob, eye level oven and grill, dishwasher, fridge freezer and chrome extractor hood. Stainless steel drainer sink with mixer tap, a range of wall and base units.

**UTILITY** 5'8" x 4'4" (1.73m x 1.34m )  
Luxury vinyl flooring, pendant light fitting, side aspect uPVC double glazed window, extractor fan, pantry cupboard, plumbing for a washing machine, space for a dryer.

**RECEPTION ROOM TWO** 15'8" x 7'10" (4.79m x 2.40m )  
Luxury vinyl floor, pendant light fitting and a front aspect uPVC double glazed window.

**STAIRCASE AND LANDING** 10'4" x 12'5" (3.17m x 3.79m )  
Luxury vinyl and carpeted staircase, luxury vinyl floor, wooden banister with spindles, airing cupboard and loft hatch.

**PRINCIPAL BEDROOM** 16'4" x 10'3" (5m x 3.14m )  
Wooden door with chrome handles, pendant light fitting, front aspect uPVC double glazed window and fitted wardrobes.

**ENSUITE SHOWER ROOM** 6'9" x 5'10" (2.07m x 1.78m )  
Wooden door with chrome handles, luxury vinyl floor, front aspect uPVC privacy window, ceiling spotlights, towel radiator, splash back tiling, low flush WC, shower enclosure with mixer shower, vanity unity with wash hand basin and mixer tap.



**BEDROOM TWO** 12'11" x 8'9" (3.96m x 2.69m )  
 Wooden door with chrome handles, luxury vinyl floor, front aspect uPVC double glazed window and a pendant light fitting.

**BEDROOM THREE** 10'4" x 10'2" (3.15m x 3.12m )  
 Wooden door with chrome handles, luxury vinyl floor, pendant light fitting, rear aspect uPVC double glazed window.

**BEDROOM FOUR** 12'0" x 8'11" (3.68m x 2.73m )  
 Wooden door with chrome handles, luxury vinyl floor, pendant light fitting, rear aspect uPVC double glazed window.

**FAMILY BATHROOM** 6'7" x 6'5" (2.02m x 1.98m )  
 Wooden door with chrome handles, luxury vinyl flooring, rear aspect uPVC double glazed privacy window, vanity unit with wash hand basin and mixer tap, bath with mixer shower, low flush WC and splash back tiling.

**EXTERIOR**  
 To the front a block paved driveway with parking for multiple vehicles, lawn and flagged side path with wooden gate and fence surround. To the rear two flagged patio areas, lawn and good sized garden shed with fence surround.

**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 :**  
**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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**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**

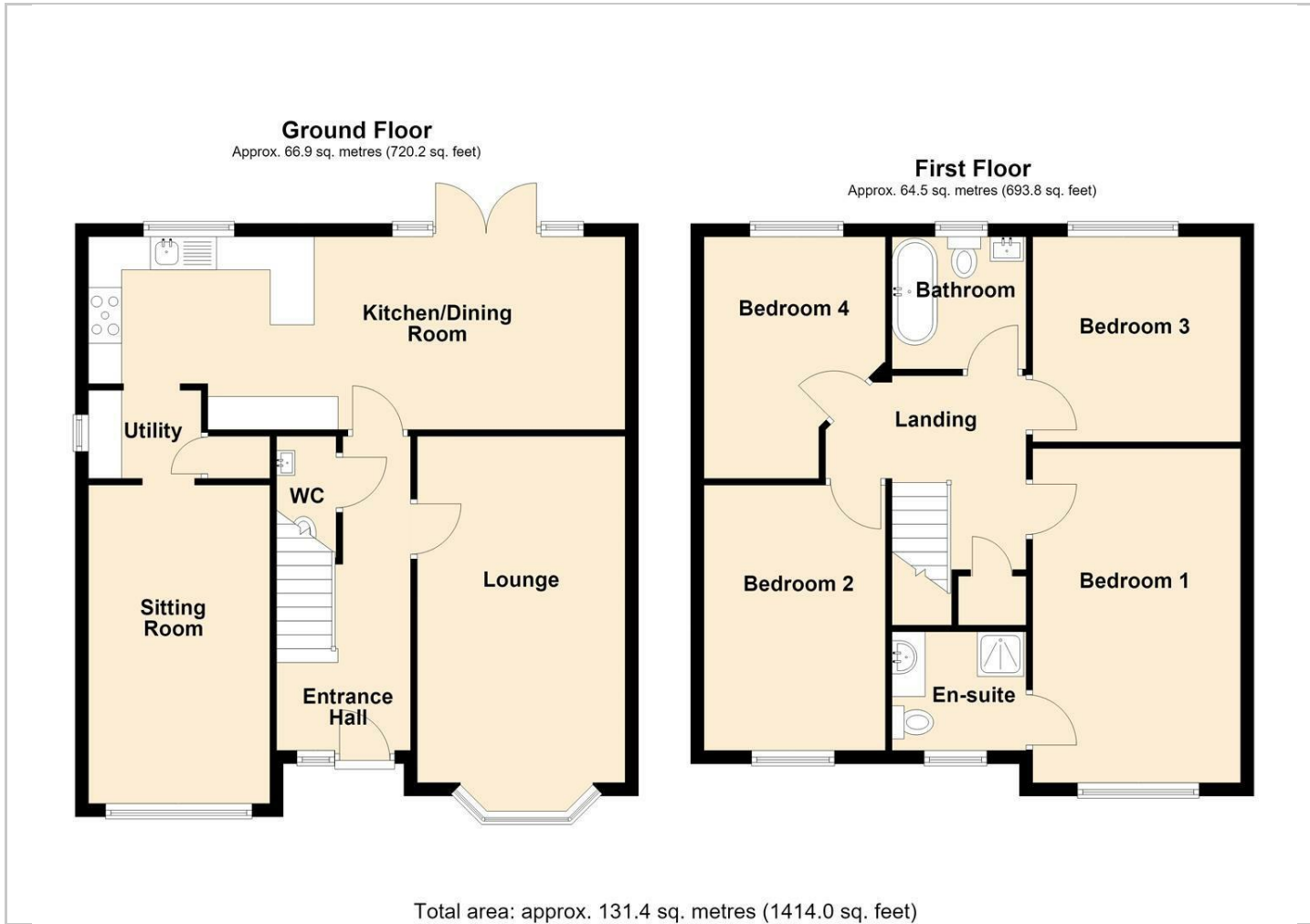
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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



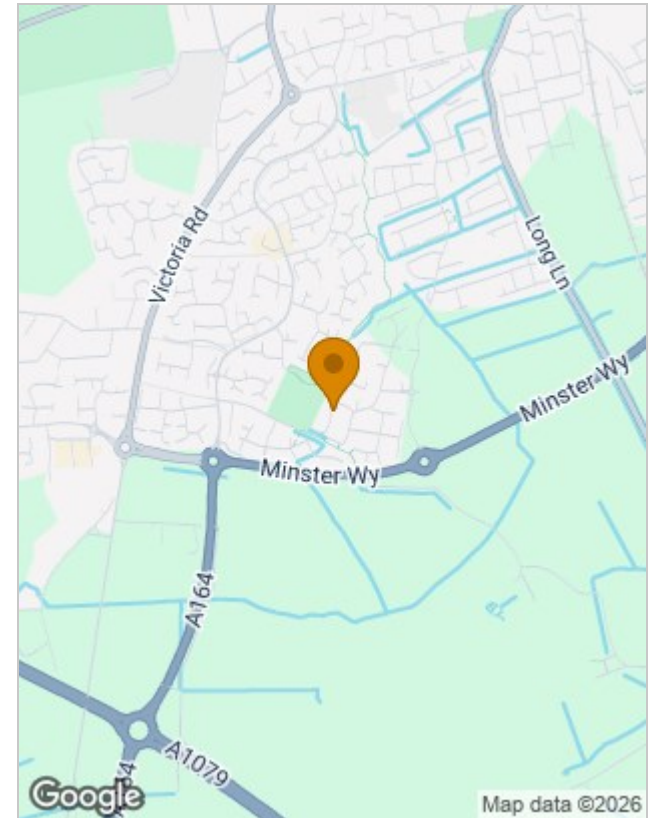
## Viewing

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			94
(81-91) <b>B</b>		85	
(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	