

staniford grays



5 Bramble Garth, Walkington, Beverley, HU17 8TL

£449,950





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Beverley, HU17 8TL

- DETACHED
- INDIVIDUAL INTERIOR
- TWO BATHROOMS
- SOUTH FACING REAR GARDEN
- VERSATILE LIVING SPACE
- SOUGHT AFTER VILLAGE LOCATION
- FOUR DOUBLE BEDROOMS
- PRINCIPAL DRESSING ROOM & ENSUITE
- OUTDOOR BBQ KITCHEN

An outstanding four bedroom detached property offering versatile accommodation over two floors. Internally designed to a high standard and oozing individuality this property has space for living, dining and entertaining with three sets of bi-fold doors truly bringing the outside in, and with a fantastic garden boasting BBQ Kitchen and Summer House.

The property comprises; Open plan Entrance Hall Dining Area, Kitchen, Lounge and two double Bedrooms and Bathroom at ground floor, at first floor are two further double Bedrooms, with the Principal Bedroom enjoying a Dressing Room and Ensuite. The property boasts a landscaped south facing rear garden, along with detached garage and driveway. With gas fired central heating and double glazing throughout.

The property is located within the sought after village of Walkington enjoying village convenience store, public houses and Primary School, being approximately 3 miles from the market town of Beverley, and falling into the catchment areas for both Beverley Grammar School and Beverley High School.

Viewing is recommended to truly appreciate the fabulous accommodation that is on offer here.



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ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE DINING HALL 17'1 x 13'7 (5.21m x 4.14m)
With composite entrance door, opening into a bright and spacious Dining Area with solid oak flooring, recessed ceiling lights, bi-fold doors into the rear garden and staircase approach to first floor.

UTILITY
Walk-in Utility cupboard with plumbing for automatic washing machine and dryer and housing wall mounted Ideal gas combination boiler (not tested).

KITCHEN 12'6 x 10'0 (3.81m x 3.05m)
With windows to two aspects, solid oak flooring, recessed ceiling lights and feature radiator. Boasting a range of base and wall units and drawers in white high-gloss with contrasting wooden working tops with splash backs. Integrated mid height Neff double oven, dishwasher and American style fridge freezer, along with stainless steel single drainer sink unit with mixer tap. Kitchen island with additional storage, Breakfast bar and five ring gas hob with extractor over.

LOUNGE 22'2 x 13'7 (6.76m x 4.14m)
A large living and entertaining space with two sets of bi-fold doors leading into the rear garden. With contemporary styled log burning stove, solid oak flooring and wall lights.

BEDROOM THREE 10'0 x 10'1 (3.05m x 3.07m)
With window overlooking the rear garden and mirror fronted wardrobe storage cupboards.

BEDROOM FOUR 10'4 x 9'4 (3.15m x 2.84m)
With window to the side elevation.

BATHROOM 6'9" x 5'10" (2.06 x 1.79)
Being partially tiled with tiled floor and white suite comprising panel bath with mixer tap, shower screen, dual shower heads and fully tiled shower recess, wash basin with mixer tap, low flush WC, vanity storage, heated towel rail, privacy window, extractor fan and recessed ceiling lights.

FIRST FLOOR
Staggered landing with recessed ceiling lights.

SUPERIOR BEDROOM 17'6" x 12'5" (5.35m x 3.80m)
With carpeted floor, ceiling spotlights, two Velux windows, two fitted wardrobes and a wood panelled wall.

DRESSING ROOM 7'7" x 7'2" (2.33m x 2.19m)
With carpeted floor, ceiling spotlights, Velux window and eaves storage.



ENSUITE BATHROOM

11'4" x 7'1" (3.47m x 2.18m)

With tiled floor, ceiling spotlights, Velux window, chrome towel radiator, low flush WC, wash hand basin with vanity unit, free standing bath with mixer tap and hand held shower, shower enclosure with mixer shower and full splash back tiling.

BEDROOM TWO

12'5" x 11'11" (3.80m x 3.65m)

With carpeted floor, ceiling spotlights and side aspect uPVC double glazed window.

OUTSIDE

To the front of the property is a resin driveway offering parking for two cars, with POD point EV charger and giving access to the garage, a pathway leads to a gate into the rear garden. More than just a garden, this outdoor space is private and enclosed and has truly been designed to be enjoyed throughout the year. Being partly laid to lawn with planted beds and borders and screening hedging. The garden boasts two raised decked areas which directly adjoin the rear of the house and a paved patio, all areas provide the ideal spots for outdoor seating, alfresco dining and entertaining. There is the provision of outdoor lighting.

BBQ KITCHEN

A rarely seen and truly superb undercover outdoor kitchen and bar area, with tiled working tops and Draco Grills gas BBQ oven with searing plate, integrated fridge, sink with water supply and log burning pizza oven.

SUMMER HOUSE

Currently used as a office/home gym, but would suite a range of uses including a home office or relaxation area. The summer house benefits from power and internet access.

GARAGE

17'8 x 8'9 (5.38m x 2.67m)

With up and over door, power and light are connected.

AGENTS NOTE

The property has the benefit of light speed broadband, and can achieve up to 900MB.

COUNCIL TAX:

We understand the current Council Tax Band to be D

TENURE :

We understand the Tenure of the property to be Freehold.

SERVICES :

Mains water, gas, electricity and drainage are connected.

FIXTURES AND FITTINGS :

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

MORTGAGE CLAUSE :

Stanifords 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.

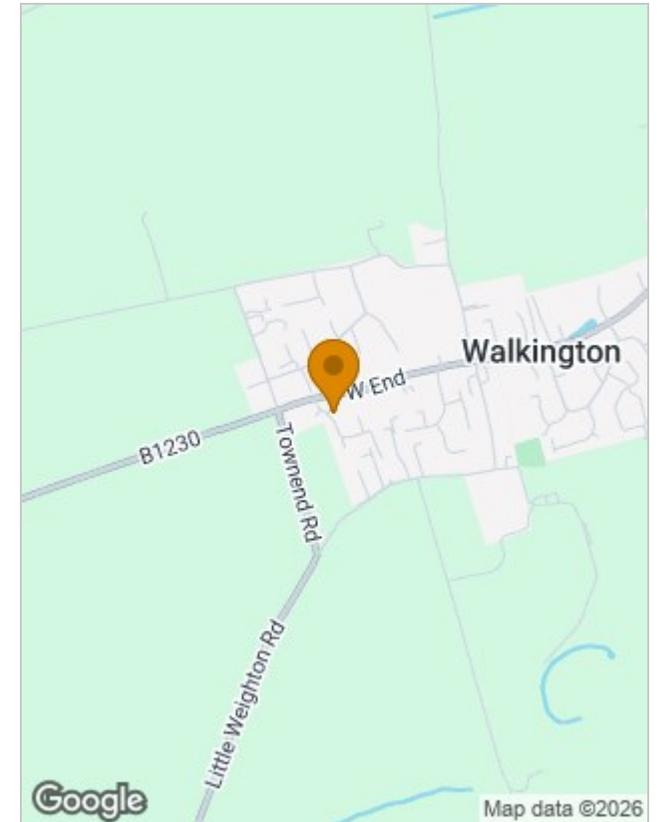
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



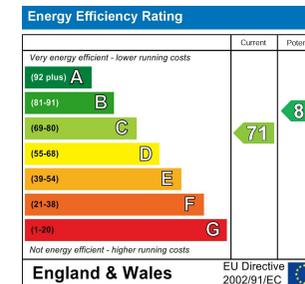
Floor Plans



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.