staniford grays



6 Compton Lea, Beverley, HU17 8RE

£450,000

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- IMMACULATE PRESENTATION
- OUTDOOR KITCHEN
- OPEN PLAN KITCHEN DAYROOM
- 2 BATHROOMS
- LIFESTYLE HOME
- LANDSCAPED GARDEN
- HIGHLY SPECIFIED FAMILY HOME
- 4 DOUBLE BEDROOMS
- RESIN DOUBLE DRIVEWAY AND GARAGE

LIFESTYLE FAMILY HOME WITH IMMACULATE PRESENTATION-

Offering ready to move in living and a high internal specification is this immaculately appointed property. Boasting a number of upgrades and improvements internally to include a landscaped garden with an impressive outdoor kitchen and resin terracing.

The modern build offers 7 years remaining on the NHBC build warranty having been constructed by reputable Peter Ward Homes.

Offering a commitment to well-planned living the versatile layout includes; Reception Hallway, Formal Lounge with bay window, Dayroom/Kitchen with full garden outlook and Utility Room with W.C. and integral Garage access.

To the first floor a central Landing gives access to an impressive Principal Bedroom with fitted furniture and Ensuite Shower Room, 3 further double Bedrooms and a House Bathroom.

Externally landscaped gardens enhance both lifestyle and saleability, all within a generous and private plot position. A resin double driveway and Garage also offers generous parking provision.

A must see family home for applicants looking for unrivalled family living with modern ready to move in appeal.



GROUND FLOOR

ENTRANCE HALLWAY
A welcoming entrance to this well styled modern property, having been constructed by the reputable Peter Ward Homes, with the Sandridge house type offering a flexible layout to both floor levels and occupying a generously sized plot.
Being accessed via a composite style entrance door to a welcoming entrance hallway, with staircase approach to first floor level with balustrade and spindles, understairs storage cupboard, Karndean floorcovering. Leads to...

RECEPTION LOUNGE 17'2" x 12'11" (5.24 x 3.94)
A bright and spacious room with outlook to front elevation via uPVC double glazed bay window, suitably sized to accommodate furniture suite, Karndean flooring.

OPEN PLAN KITCHEN / DAY ROOM 20'2" x 11'3" (6.16 x 3.45)
Serving as the heart of this family home, with an abundance of natural daylight and full garden outlook provided via window and oversize sliding doors to the rear elevation. The well appointed space blends traditional detailing with modern flourishes, including contrasting wall and base units with work surfaces over, central kitchen island with breakfast bar and contrasting lower level dining table also, tiling to floor coverings, appliances include induction hob, stainless steel extractor canopy, mid-level double oven, integrated fridge freezer and dishwasher, sink and drainer with mixer tap, contemporary style radiators throughout, feature cladded wall, inset spotlights to ceiling. Leads through to...

UTILITY ROOM 6'10" x 6'2" (2.10 x 1.90)
With uPVC double glazed window to rear, base units, space and provision for washing machine and dryer, tiling to floorcoverings. Integral garage access. Leads to...

CLOAKROOM / W.C 6'0" x 5'4" (1.83 x 1.64)
With corner basin, tiling to splashback and floorcoverings, low flush w.c, uPVC double glazed privacy window.

FIRST FLOOR

LANDING 10'10" x 6'11" (3.32 x 2.11)
Giving access to four double bedrooms and house bathroom, storage cupboard with shelving and hot water cylinder.

PRINCIPAL BEDROOM 14'9" x 13'0" (4.50 x 3.98)
With contemporary style fitted wardrobes to wall length, fitted oversize headboard, uPVC double glazed window to frontage. Leads to...

EN SUITE SHOWER ROOM 8'3" x 8'7" (2.53 x 2.63)
Of an excellent size with LVT flooring, modern tiling to splashbacks, mounted basin with chrome tap furniture, low flush w.c, double walk-in shower cubicle with wall mounted showerhead and console, inset spotlights to ceiling, uPVC privacy window to frontage.

BEDROOM TWO 12'7" x 11'4" (3.84 x 3.46)
With uPVC double glazed window to rear elevation, of double bedroom proportions with space for freestanding bedroom furniture.

BEDROOM THREE 10'9" x 12'10" (3.28 x 3.93)
(at longest and widest point)
With uPVC double glazed window to rear elevation, of double bedroom proportions, with space for freestanding bedroom furniture.





BEDROOM FOUR 10'5" x 8'7" (3.18 x 2.63)
With contemporary style fitted wardrobes to wall length, uPVC double glazed window to frontage.

HOUSE BATHROOM 7'11" x 6'11" (2.43 x 2.12)
Neutrally appointed with three piece sanitaryware comprising of panelled bath with wall mounted showerhead/console over and glazed shower screen, wall mounted basin with chrome tap furniture, low flush w.c, large format pearlescent wall tiling, contrasting LVT floorcovering, inset spotlights to ceiling, electric shaver point.

OUTSIDE
Compton Lea offers a prominent setting within the ever popular Deira Park development of Peter Ward Homes.
The property boasts a pleasant street scene with low maintenance resin driveway offering parking provision for multiple vehicles, laid to lawn grass section and gravel detail. Pathways extend to both sides of the property via access gate opening into a genuine lifestyle rear garden with attention to detail evident. An oversize resin patio with border inlay extends from the building footprint with laid to lawn grass section, further patio area to the rear boundary, a central focal point being an impressive outdoor kitchen with fitted bar and food preparation area, storage beneath and offering full power and lighting, decorative wall detail with mounted pergola, boarded fencing to perimeter boundaries offering good levels of privacy and seclusion, external tap and light points. A generous plot in its entirety, and given the investment and landscaping to the rear garden comes recommended for further inspection.

AGENTS NOTE
The vendors have created an immaculate ready to move in family home, with a number of upgrades and modern flourishes, with viewing available through the sole selling agent Staniford Grays.

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

SERVICES
(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'E'.

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

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

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 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.

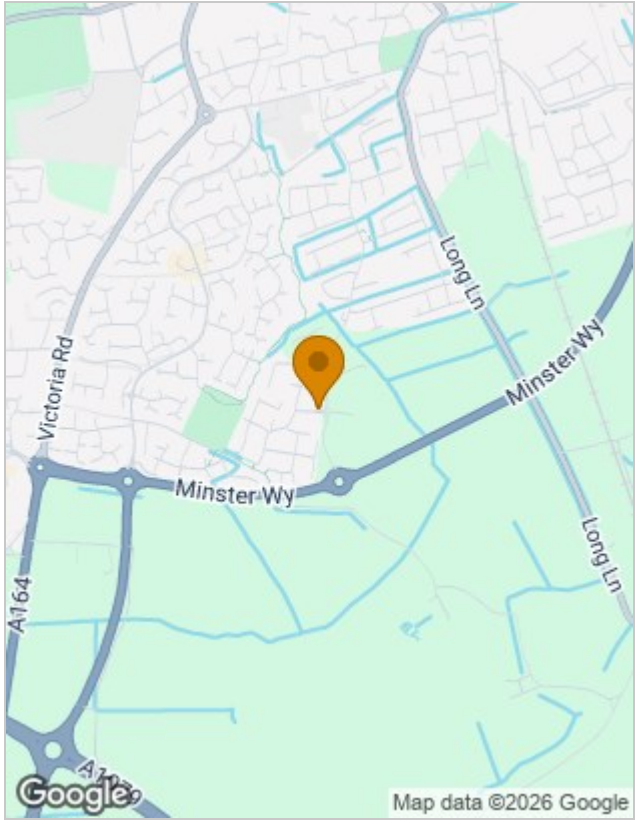
FEES
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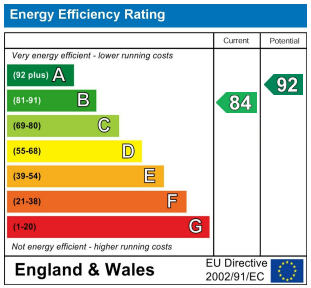
Floor Plans



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.

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