staniford grays



43 Woffinden Rise, Beverley, HU17 8YT

Offers Over £400,000

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- FOUR BEDROOM DETACHED FAMILY HOME
- UPGRADED KITCHEN - CABINETRY AND GARAGE
- PART OF THE PETER WARD DEIRA PARK DEVELOPMENT
- BUILT CIRCA 2024
- LANDSCAPED GARDEN
- SINGLE GARAGE



Built circa 2024, this exceptional Winslow house type offers a rare opportunity to acquire a nearly new home that has been elevated well beyond its original specification by the current owners, combining the peace of mind of modern new build construction with the warmth and character of a home that has been genuinely invested in.

A spacious lounge which front to back with sliding patio doors to the rear garden and patio. A utility room with a cloakroom/WC is a great addition to an already well thought out family home. The heart of the home is the impressive open plan kitchen and day room, a space perfectly suited to modern everyday family life and entertaining. The kitchen has been significantly upgraded since purchase, with additional units, an island and a Quooker tap, creating a bespoke feel.
Four generously sized bedrooms provide flexible accommodation for families of all sizes. Bedroom three has been turned into a dressing room with stunning RM Joinery fitted wardrobes.

To the rear, a professionally landscaped garden offers a private and attractive outdoor space, ideal for children, al fresco dining or simply relaxing. A single detached garage provides secure parking and useful storage and has itself been upgraded since purchase.
As a Peter Ward new build, this home benefits from eight years remaining on its NHBC Buildmark warranty.

Get in touch and book your viewing today!



ACCOMMODATION COMPRISES

ENTRANCE HALL 8'0" x 6'8" (2.45m x 2.04m)
Composite entrance door with luxury vinyl floor and a storage cupboard.

UTILITY ROOM 8'6" x 4'7" (2.60m x 1.40m)
Wood door with chrome handles, luxury vinyl floor, pendant light fitting, front aspect uPVC double glazed windows, sink with mixer tap, work top and storage shelves set within a large storage cupboard.

CLOAK ROOM/WC
Wood door with chrome handles, luxury vinyl floor, pendant light fitting, side aspect uPVC double glazed window, low flush WC, pedestal wash hand basin and splash back tiling.

LOUNGE 21'0" x 11'11" (6.42m x 3.64m)
Wooden door with chrome handles, carpeted floor, two pendant light fittings, front aspect uPVC double glazed window, two side aspect uPVC double glazed windows and sliding patio doors to the rear garden.

KITCHEN 17'10"x 15'7" (5.45mx 4.76m)
Wooden door with chrome handles, luxury vinyl floor, ceiling spotlights, side 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 extractor chrome extractor hood. Kitchen island with additional drawer storage, stainless steel drainer sink with Quooker tap, understairs cupboard with electric socket and shelving and a range of wall and base units including a spice drawer.

STAIRCASE AND LANDING 12'9" x 9'9" (3.89m x 2.99m)
Wooden banister with spindles, carpeted floor, rear aspect uPVC double glazed window, loft hatch and an airing cupboard.

PRINCIPAL BEDROOM 14'4" x 12'1" (4.38m x 3.70m)
Wooden door with chrome handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.

ENSUITE SHOWER ROOM 8'7" x 3'10" (2.64m x 1.18m)
Wooden door with chrome handles, luxury vinyl floor, side aspect uPVC double glazed privacy window, pedestal wash hand basin with mixer tap, low flush WC, extractor fan, ceiling spotlights, towel radiator, shower enclosure with mixer shower and wall mounted mirrored vanity units.

BEDROOM TWO 11'6" x 8'10" (3.51m x 2.71m)
Wooden door with chrome handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.





BATHROOM 7'11" x 6'4" (2.43m x 1.95m)
Wooden door with chrome handles, luxury vinyl floor, front aspect uPVC privacy window, ceiling spotlights, half pedestal wash hand basin with mixer tap, bath with mixer tap and shower, shower screen, wall mounted mirrored vanity unit, low flush WC, extractor fan and splash back tiling.

BEDROOM THREE 8'10" x 9'1" (2.71m x 2.77m)
Wooden door with chrome handles, carpeted floor, ceiling spotlights, fitted wardrobes and a rear aspect uPVC double glazed window.

BEDROOM FOUR 8'8" x 6'4" (2.66m x 1.95m)
Wooden door with chrome handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.

GARAGE 18'11" x 9'5" (5.78m x 2.88m)
With power, light, electric up and over door, extra electric sockets, pedestrian door and external lighting.

EXTERIOR
To the front a lawn with shrubs, flagged and stepped path to the entrance door., block paved drive leading to the garage. To the rear a landscaped garden with lawn and flagged patio areas with perimeter path and wooden fence and wall surround with front and rear garden gates. Off street parking

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.

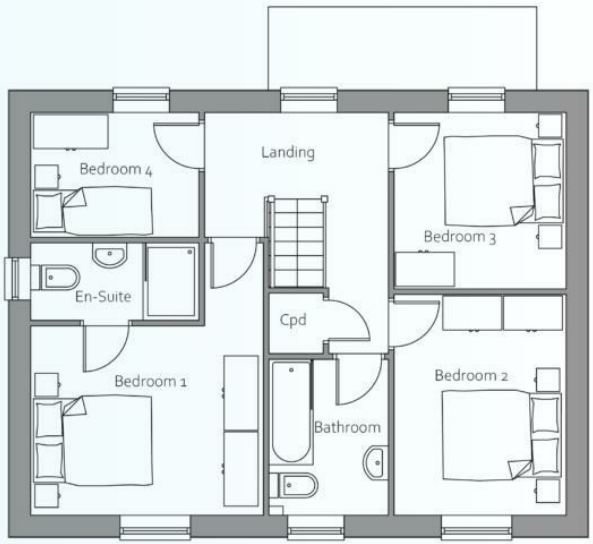
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



Floor Plans

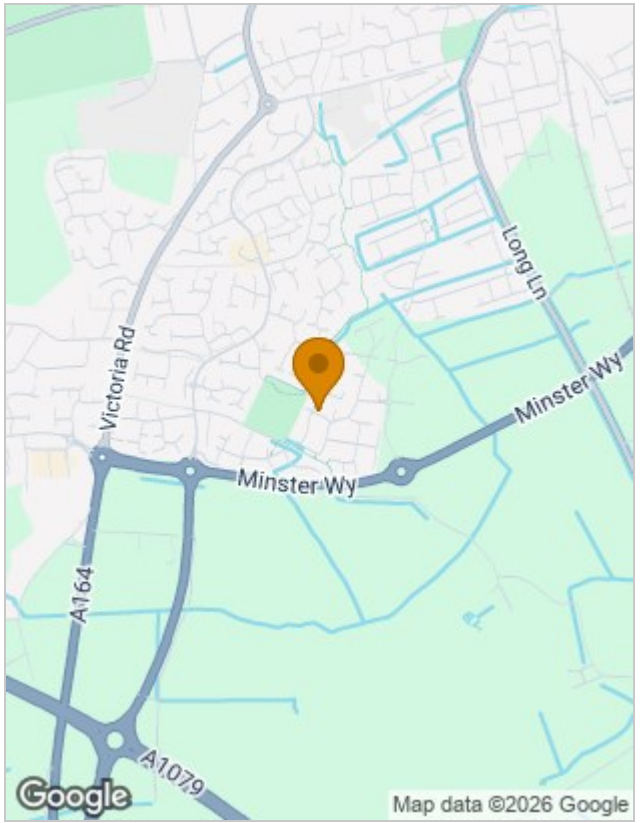


Ground Floor

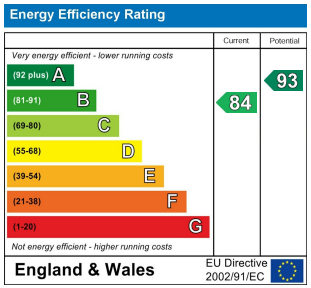


First Floor

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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