staniford grays



21 King Street, Woodmansey, Beverley, HU17 0TE

£395,000

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- SPACIOUS DETACHED DORMER BUNGALOW
- GARAGE
- QUIET VILLAGE LOCATION
- CONSERVATORY
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- FLEXIBLE LAYOUT



Set back from the road and generously proportioned, this four bedroom dormer bungalow offers flexible living in the sought after village of Woodmansey, close to Beverley.

With a conservatory, garage and off street parking for multiple vehicles, it suits families, downsizers and anyone needing room for guests or home working.

A welcoming Entrance Hall leads to a SPACIOUS LOUNGE, with bedroom one off. The separate DINING ROOM sits nearby, ideal for entertaining. BEDROOM TWO and the family BATHROOM complete the ground floor sleeping accommodation, so single level living is easy if needed.
The well equipped KITCHEN has integrated appliances and wooden French doors opening into the CONSERVATORY, a bright, versatile space with patio doors to the rear garden.

Upstairs are BEDROOM THREE and BEDROOM FOUR, plus a flexible room which could be a dressing room and is currently set up as a STUDY, ideal for home working and a SHOWER ROOM.
The garden has a DECKED AREA positioned at the bottom of the garden, perfect for outdoor dining and relaxing, plus a SHED. The GARAGE and ample off street parking sit to the rear, reached via a private road. The plot is generous, with plenty of scope to enjoy it.

Quietly positioned yet close to Beverley, this adaptable home is well worth a look.

Get in touch, book your viewing today!



ACCOMMODATION COMPRISES

ENTRANCE HALL 18'9" x 5'2" (5.72m x 1.60m)
Wooden entrance door with traditional handles and glass panel, tiled floor, pendent light fitting and a front aspect uPVC double glazed window.

LOUNGE 18'8" x 13'9" (5.71m x 4.21m)
Wooden door with glass panels and brass handles, laminate wood floor, pendant light fitting, front aspect uPVC double glazed bay window, side aspect uPVC double glazed window and a log burner with tiled hearth.

BEDROOM ONE 12'4" x 10'10" (3.77m x 3.31m)
Wooden door with brass handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.

DINING ROOM 11'5" x 11'5" (3.50m x 3.50m)
Wooden door with brass handles and glass panels, tiled floor, two pendant light fittings and two rear aspect uPVC double glazed windows.

BEDROOM TWO 11'6" x 7'5" (3.51m x 2.28m)
Wooden door with brass handles, pendant light fitting, carpeted floor and a rear aspect uPVC double glazed window.

BATHROOM 10'9" x 6'7" (3.30m x 2.01m)
Wooden door with brass handles, tiled floor, ceiling spotlights, low flush WC, side aspect uPVC double glazed privacy window, chrome towel radiator, built in storage cupboard, shower enclosure with mixer shower and splash back tiling.

KITCHEN 12'10" x 12'0" (3.92m x 3.68m)
French doors with glass panels to the conservatory, tiled floor, central ceiling light, two side aspect uPVC double glazed windows, integrated four ring gas hob, electric oven, extractor hood, integrated dishwasher and fridge freezer. Ciramic one and half bowl drainer sink with mixer tap, splash back tiling and a range of wall and base units.

STAIRCASE AND LANDING
With carpeted floor, central ceiling light, built in cupboard, wooden banister and staircase.

BEDROOM THREE 10'8" x 10'8" (3.26m x 3.26m)
Wooden door with brass handles, carpeted floor, pendant light fitting, Velux window and a set of built in drawers.





STUDY/DRESSING ROOM 7'10" x 10'5" (2.41m x 3.20m)
Carpeted floor, ceiling spotlights, Velux window, loft access and a storage cupboard.

SHOWER ROOM 5'3" x 4'4" (1.61m x 1.33m)
Wooden door with brass handles, vinyl floor, ceiling spotlights, low flush WC, shower cubicle with electric shower and a pedestal wash hand basin with mixer tap.

BEDROOM FOUR 13'6" x 9'1" (4.12m x 2.77m)
Wooden door with brass handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and two sets of built in drawers.

CONSERVATORY 12'8" x 10'8" (3.87m x 3.26m)
Of uPVC, brick and glass construction, wooden French entrance doors with glass panels, uPVC French doors to the rear garden, tiled floor and a pendant light fitting.

EXTERIOR
To the front a concrete and gravel parking area with brick wall, hedge boundary and gated paths either side. To the rear a gravel driveway off a private road. Lawned garden with boarder, shrubs and flowers. A wooden fence surround, access gate and wooden decked seating area. Flagged patio area with garden shed and flagged path to one side.

GARAGE 16'1" x 9'10" (4.91m x 3.01m)
With a manual up and over door, uPVC double glazed window, uPVC door, power and light.

AGENTS NOTE
We understand that there are solar panels and battery storage at the property.

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

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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At Green & Green, we specialise in supporting homebuyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

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.

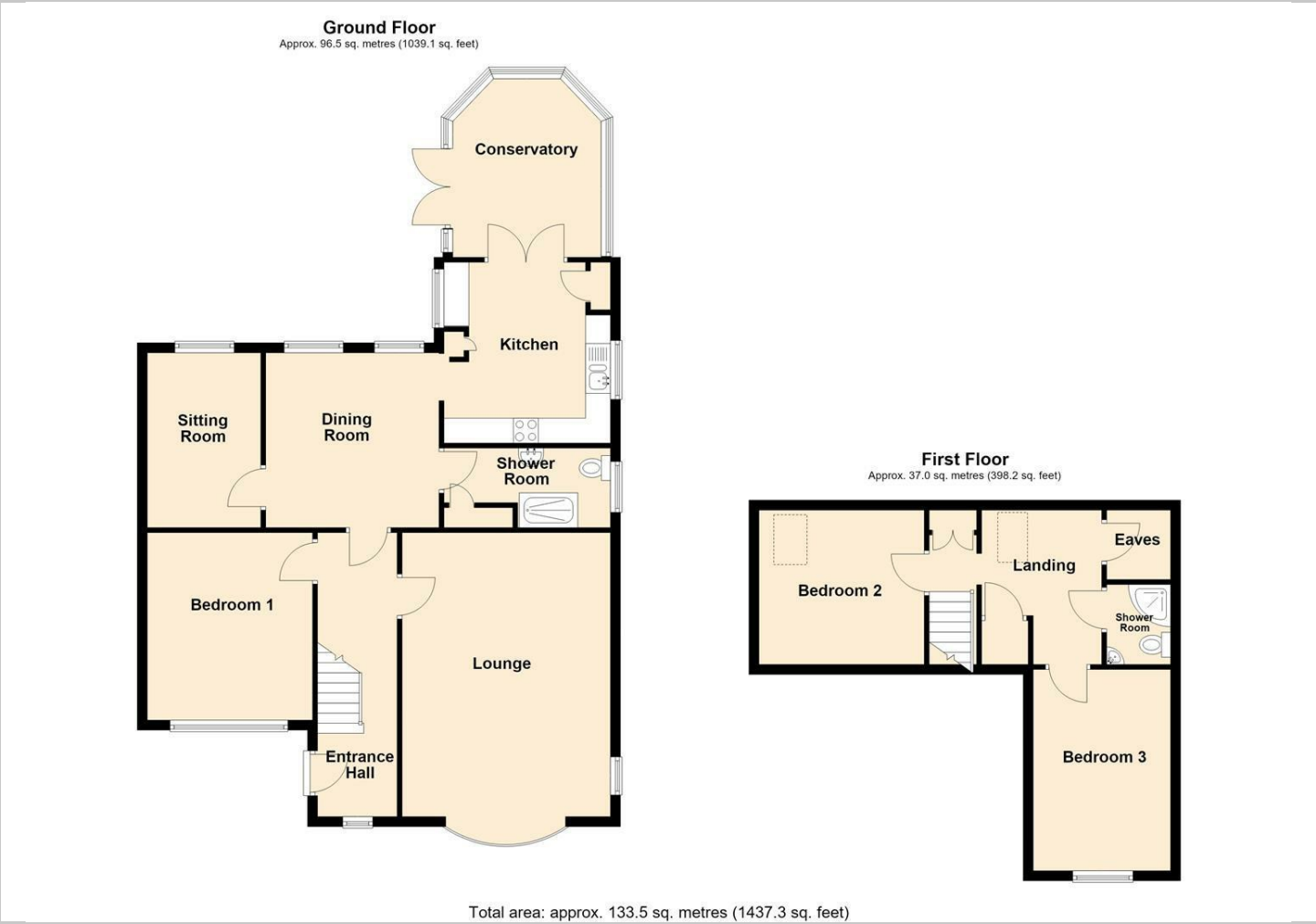
MISREPRESENTATION ACT 1967

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.



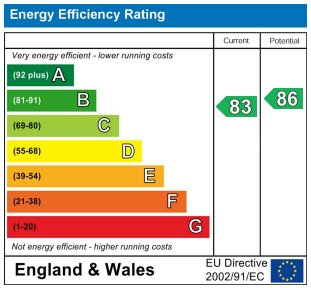
Floor Plans



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.

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