staniford grays



1a Ashleigh Drive, Beeford, Driffield, YO25 8AU

£489,950

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- UNIQUE DETACHED FAMILY HOME
- FINISHED TO A HIGH STANDARD THROUGHOUT
- ELECTRIC SECURITY GATES
- INTEGRATED GARAGE
- FLEXIBLE LAYOUT
- VILLAGE LOCATION

A unique fabulous four bedroomed family home set in a popular village location.

Positioned close to the heart of the popular village of Beeford, this unique four bedroom detached family home offers beautifully presented accommodation finished to a high standard throughout, with a flexible layout, perfectly suited to modern family living.
The property welcomes you into a contemporary and spacious interior, thoughtfully designed to provide both comfort and practicality. A spacious lounge with media wall and a second snug or reception room are positioned off the entrance hall. A convenient cloak room/WC and a utility room with study are also positioned off. The modern spacious Kitchen offers integrated appliances as well as granite work tops with quartz splash backs and a useful island, leading into the orangery/dining room. The impressive dining room/orangery looks out onto the garden and is the ideal space for entertaining, combined with the kitchen makes everyday family life simple with plenty of space and French doors opening directly onto the garden.
There are four well proportioned bedrooms, all offering excellent space, including a superb spacious principal suite complete with a walk in wardrobe and contemporary ensuite shower room. A family bathroom finished with "Linda Barker" shower board caters for the remaining bedrooms.
Further enhancing the appeal is an integrated garage, a dedicated home gym and ample off street parking for multiple vehicles behind electronically operated galvanised steel security gates. Set on a corner plot the property also benefits from a generous and secure garden.
Combining quality, space and versatility in a sought after village setting, this is a superb opportunity to acquire a truly special family home.

Get in touch, book your viewing today!



ACCOMMODATION COMPRISES

PORCH 6'8" x 3'4" (2.04m x 1.04m)
Composite entrance door with double glazed panels, tiled floor, central ceiling light and two side aspect uPVC double glazed windows.

ENTRANCE HALL 18'7" x 6'3" (5.67m x 1.91m)
Oak door with glass panels, Karndean floor and an understairs cupboard.

CLOAK ROOM/WC 6'9" x 2'4" (2.06m x 0.72m)
Oak door with chrome handles, Karndean flooring, ceiling spotlights, splash back tiling, low flush WC and a vanity unit wash hand basin with mixer tap.

LOUNGE 18'8" x 12'11" (5.70m x 3.95m)
Oak door with chrome handles, carpeted floor, two pendant light fittings, tiled media wall, front aspect uPVC double glazed window and two side aspect uPVC double glazed windows.

SNUG 11'7" x 10'2" (3.55m x 3.11m)
Oak door with chrome handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.

UTILITY ROOM 7'10" x 3'9" (2.40m x 1.16m)
Oak door with chrome handles, carpeted floor, ceiling spotlights, utility cupboard with plumbing for a washing machine, space for a dryer, work top and base unit.

STUDY 7'6" x 7'4" (2.29m x 2.25m)
Oak door with chrome handles, carpeted floor, ceiling spotlights, rear aspect uPVC double glazed window.

KITCHEN
Oak door with chrome handles, uPVC French doors to the dining room, ceiling spotlights, Karndean flooring, side aspect uPVC double glazed window, integrated fridge freezer, wine cooler, dish washer, microwave, oven, extractor and four ring gas hob. Granite work tops, quartz splash backs, drainer sink with mixer tap.

ORANGERY / DINING ROOM 12'4" x 10'9" (3.77m x 3.28m)
uPVC French doors to the garden, Karndean floor, ceiling spotlights, front and side aspect uPVC double glazed windows.

STAIRCASE AND LANDING 17'9" x 5'9" (5.43m x 1.76m)
Carpeted floor, front aspect uPVC double glazed window and a wooden banister with spindles.





PRICIPAL BEDROOM 15'2" x 12'6" (4.64m x 3.83m)
Oak door with chrome handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window. Walk in wardrobe (2.69m x 1.21m) with oak door and chrome handles, ceiling spotlights and fitted wardrobes.

ENSUITE SHOWER ROOM 7'8" x 3'10" (2.36m x 1.17m)
Oak door with chrome handles, tiled floor, ceiling spotlights, shower enclosure with mixer shower, towel radiator, vanity unit with WC and wash hand basin with mixer tap.

BEDROOM TWO 12'11" x 8'10" (3.96m x 2.70m)
Oak door with chrome handles, pendant light fitting, uPVC double glazed window and a carpeted floor.

BEDROOM THREE 12'11" x 8'7" (3.95m x 2.64m)
Oak door with chrome handles, carpeted floor, front and side aspect uPVC double glazed windows, pendant light fitting and fitted wardrobes.

BATHROOM
With oak door and chrome handles, low flush WC, bath with mixer tap, shower enclosure with mixer shower, ceiling spotlights, rear aspect uPVC double glazed privacy window and a chrome towel radiator.

BEDROOM FOUR 12'0" x 9'10" (3.68m x 3.01m)
Oak door with chrome handles, carpeted floor, pendant light fitting, fitted wardrobes and a side aspect uPVC double glazed window.

GYM ROOM 13'7" x 7'4" (4.15m x 2.24m)
With uPVC sliding door, pedestrian door to the garage, power and light.

GARAGE 16'0" x 9'10" (4.90m x 3m)
With electric roller door, uPVC pedestrian door, power and lighht.

EXTERIOR
To the front a printed concrete parking area, with a paved parking area, galvanised powder coated steel electric gates with brick walls. To the side a lawned garden with hedge, composite and wooden fence surround with paved patio area.

AGENTS NOTE
EPC & Floorplan to follow

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

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.



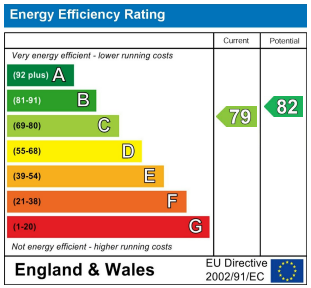
Floor Plans



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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