

# staniford grays



64 Woodhall Way, Molescroft, Beverley, HU17 7JA

£349,950





# 64 Woodhall Way

Beverley, HU17 7JA

- DETACHED FOURBEDROOM DORMER BUNGALOW
- FOUR DOUBLE BEDROOMS
- FINISHED TO A HIGH STANDARD
- CLOSE TO BEVERLEY TOWN CENTRE
- RECENTLY REFURBISHED
- OFF STREET PARKING FOR MULTIPLE VEHICLES

A beautifully refurbished and extended four bedroom detached family home in the heart of Molescroft, Beverley.

Set in one of Beverley's most sought after family locations, this contemporary four bedroom detached dormer bungalow has been recently refurbished to a very high standard. Offering engineered Oak flooring and Oak doors throughout as well as a contemporary fitted Kitchen and Anthracite grey double glazing it is perfectly suited to growing families.

The ground floor offers a beautiful sociable open plan kitchen and living space, with French doors to the rear garden. There are also two double bedrooms together with a contemporary shower room, perfect for flexible family living, guests or multi generational use. Upstairs, you'll find two further double bedrooms with built in storage and a lovely family bathroom, complete with both a bath and separate shower enclosure.

Outside, the property continues to impress with ample off street parking for multiple vehicles to the front. To the side and rear is a low maintenance gravel area and a raised lawn, bordered by fencing and mature hedging.

The location is also a real highlight. Well regarded primary and secondary schools are close by, along with Molescroft Park and Pavillion. Beverley town centre is around a 15 minute walk away.

A superb family home in a location that truly has everything on the doorstep, book your viewing today!



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## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 11'1" x 6'8" (3.39m x 2.05m )  
Composite entrance door with tiled floor and ceiling spotlights.

**OPEN PLAN LOUNGE** 20'2" x 9'10" (6.17m x 3m)  
Engineered oak flooring, uPVC French doors to the rear garden and a side aspect uPVC double glazed window.

**OPEN PLAN KITCHEN** 12'0" x 9'1" (3.66m x 2.78m )  
Oak door with glass panel, engineered oak floor, rear aspect uPVC double glazed window, fitted wall and base units with drainer sink and mixer tap, integrated appliances include dishwasher, washing machine, fridge freezer, four ring induction hob and extractor fan.

**SHOWER ROOM** 6'10" x 5'5" (2.09m x 1.67m )  
Oak door with chrome handles, ceiling spotlights, tiled floor, side aspect UPVC double glazed privacy window, shower enclosure with mixer shower, wash hand basin with vanity unit, extractor fan, low flush WC and a chrome towel radiator.

**BEDROOM ONE** 9'10" x 9'3" (3.02m x 2.82m )  
Oak door with chrome handles, carpeted floor, front aspect uPVC double glazed window and ceiling spotlights.

**BEDROOM TWO** 10'7" x 10'5" (3.24m x 3.19m )  
Oak door with chrome handles, carpeted floor, front aspect uPVC double glazed window and an understairs storage cupboard.

**STAIRCASE AND LANDING** 13'6" x 9'10" (4.14m x 3m )  
Carpeted floor, ceiling spotlights, Velux window, storage cupboard and built in desk and work area.

**BEDROOM THREE** 13'10" x 8'4" (4.24m x 2.56m )  
Oak door with chrome handles, carpeted floor, rear aspect uPVC double glazed window, ceiling spotlights and built in storage cupboard.

**PRINCIPAL BEDROOM**

13'10" x 9'10" (4.24m x 3m )

Oak door with chrome handles, carpeted floor, ceiling spotlights, rear aspect uPVC double glazed window and a built in storage cupboard.

**FAMILY BATHROOM**

9'4" x 8'9" (2.86m x 2.68m )

Oak door with chrome handles, tiled floor, ceiling spotlights, Velux window, bath with mixer tap, low flush WC, wash hand basin with vanity unit, shower enclosure with mixer shower, full splash back tiling and an extractor fan.

**EXTERNAL**

To the front a gravel driveway with parking for multiple vehicles. To the rear a gravel garden with raised gravel border and fence surround. To the side a flagged patio with lawned garden and gravel paths with fence and hedge surround.

**COUNCIL TAX:**

We understand the current Council Tax Band to be C

**TENURE :**

We understand the Tenure of the property to be Freehold.

**SERVICES :**

Mains water, gas, electricity and drainage are connected.

**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**

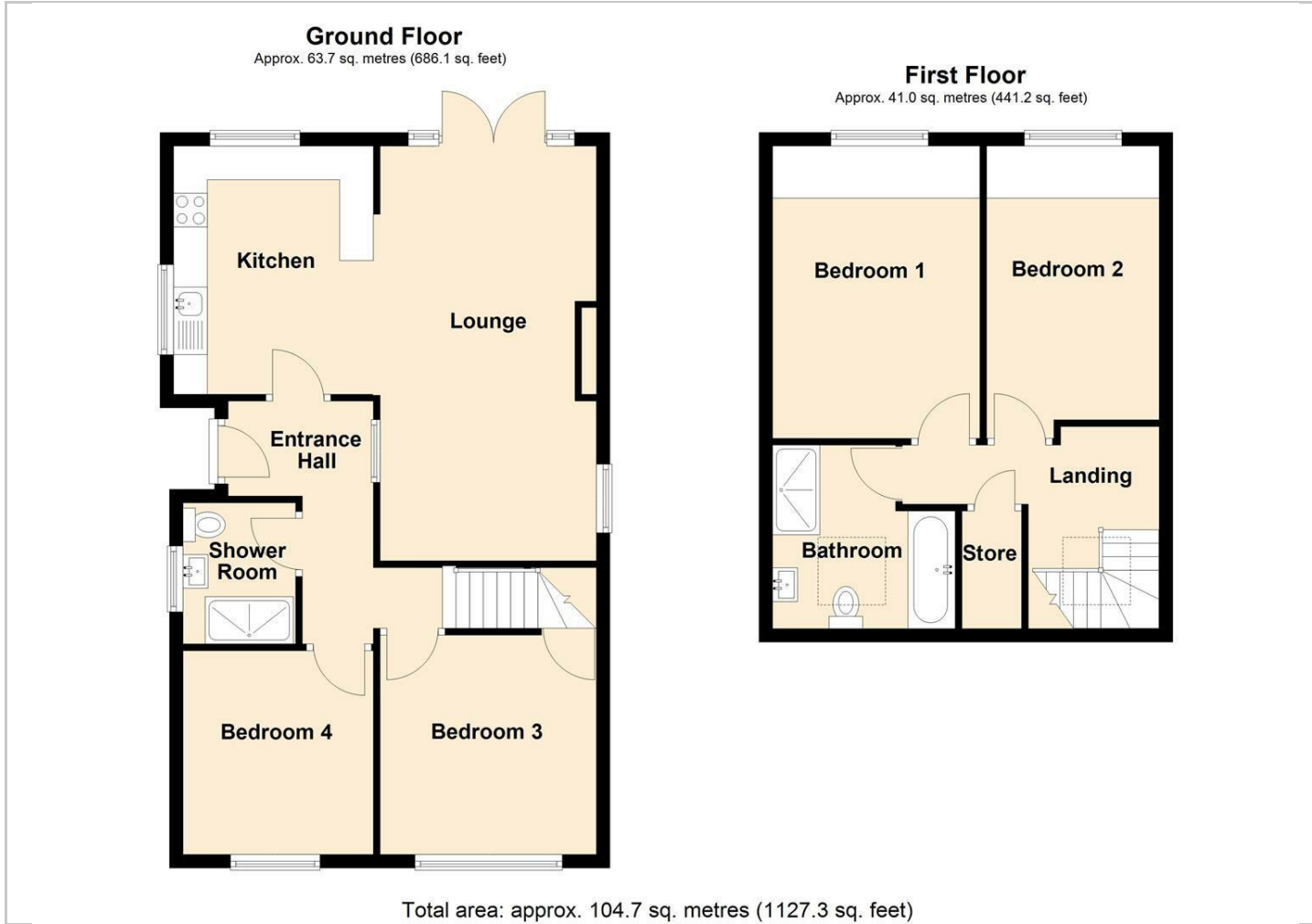
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal 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



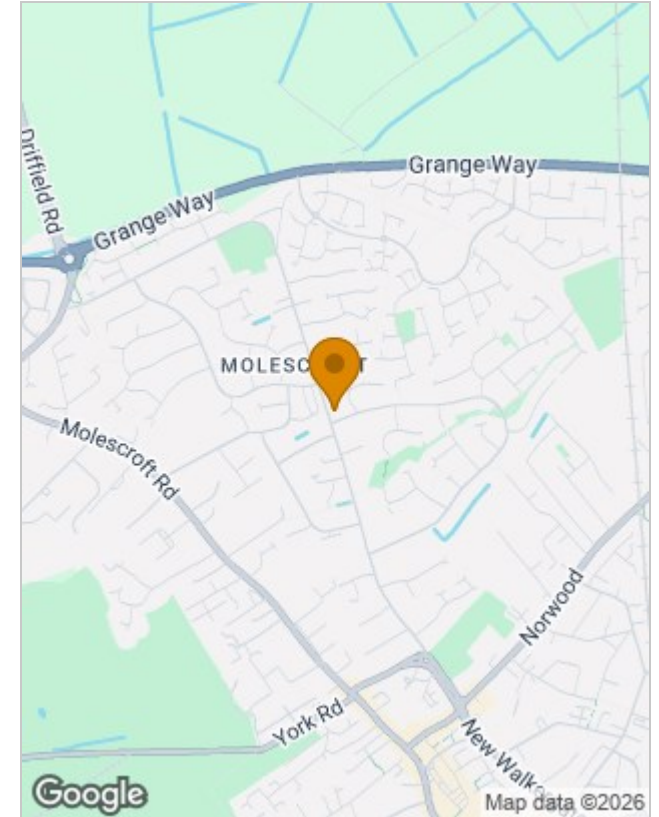
## Viewing

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.

18 North Bar Within, Beverley, East Riding of Yorkshire,  
Tel: 01482 866304 Email: bevsales@stanifords.com

## Location Map



## Energy Performance Graph

