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grays



7 Woodhall Park, Molescroft, BEVERLEY, HU17 7JT

Offers In Excess Of £600,000





7 Woodhall Park

BEVERLEY, HU17 7JT

- STUNNING EXTENDED FAMILY HOME
- POPULAR MOLESCOTT AREA
- GARAGE
- OFF STREET PARKING FOR NUMEROUS VEHICLES
- TWENTY MINUTE WALK TO BEVERLEY TOWN CENTRE
- DOUBLE GLAZED THROUGHOUT

Built by Peter Ward in 1998 this property has been extended with a delightful garden room off the kitchen to the rear and boasts two patio areas.

On the first floor there are two ensuite shower rooms in addition to the original family bathroom and four double bedrooms as well as a variety of fitted wardrobes and a spacious loft which would be brought into use by further extending.

The property briefly comprises entrance hallway, cloakroom WC, lounge, dining room, breakfast kitchen, garden room and utility room. To the first floor are four bedrooms (two with ensuite) and house bathroom. Externally there is a driveway leading to garage and lawned area to the front and a large private rear garden.



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ACCOMMODATION COMPRISES

ENTRANCE HALL 16'11" x 3'6" (6'9" widest) (5.18 x 1.09 (2.08 widest))
Solid wood front door with fanlight over, hard wood flooring, two three way ceiling lights, wall mounted radiator, cornice and dado rail and staircase to the first floor. Cloak room, living room, dining room and kitchen off.

CLOAKROOM WC 6'5" x 2'11" (1.98 x 0.90)
Oak wood door, hard wood flooring, ceiling light, wall mounted radiator, low flush WC, pedestal sink with separate taps.

LOUNGE 16'4" x 12'2" (5.0 x 3.73)
Oak door with glass panel, carpeted flooring, uPVC bay window, marble fire place with glass picture frame gas fire, ceiling rose, three candle pendent light fitting, cornice, wall mounted radiator.

DINING ROOM 13'10" x 9'3" (4.24 x 2.84)
Oak door with glass panel, laminate wood floor, wall mounted radiator, cornice, three spot light chrome light fitting, uPVC French doors to the rear garden and patio.

BREAKFAST KITCHEN 15'11" x 9'8" (at longest and widest point) (4.86 x 2.95 (at longest and widest point))
Designed by local company Rose kitchens with integrated appliances including a wine cooler. This modern kitchen leads to the garden room to the rear of the house with a useful utility room off leading to the garage and a side door.

Oak door with glass panel, Karndean tile effect flooring, uPVC double glazed window with outlook to the rear garden. Breakfast bar with triple light above, ceiling light, one and half Franke drainer sink with mixer tap, plinth radiator, wine cooler, five ring Neff gas hob with extractor over, integrated dishwasher, Bosch microwave, Neff oven and grill, larder cupboard, integrated fridge freezer and pan drawers with hidden cutlery drawer.

GARDEN ROOM 13'1" x 11'2" (4.00 x 3.41)
This light and airy garden room is a beautiful addition and offers a social space which could be used as additional dining or another use if desired.

French doors to the patio and garden, and with uPVC double glazed windows on two sides overlooking the garden, this room really does bring the outside in!

With a solid roof structure and ceiling spot lights it will also retain heat from the gas log burner in the winter much more effectively than a traditional conservatory.

UTILITY ROOM 9'9" x 4'2" (2.99 x 1.29)
Stainless steel sink with work top, plumbing for washing machine, Worcester boiler, door to garage, consumer unit.

FIRST FLOOR LANDING 16'11" x 6'9" (5.16 x 2.08)
The carpeted staircase runs from the entrance hall with a wooden hand rail and spindles to a spacious and light first floor landing. Benefitting from two ceiling spotlight fittings a uPVC double glazed window with front aspect, loft hatch with ladder, wall mounted radiator and airing cupboard housing the water tank.



SUPERIOR BEDROOM

16'8" x 12'3" (5.10 x 3.74)
Wood door with brass handle with a carpeted floor, two uPVC double glazed windows with aspect to the front, one three way ceiling light fitting, wall mounted radiator and fitted double wardrobes.

ENSUITE SHOWER ROOM

6'0" x 5'0" (1.84 x 1.54)
Water resistant bathroom flooring, towel radiator, ceiling light, wash hand basin with mixer tap and vanity unit. Shower cubicle with mixer shower, low flush WC and Upvc double glazed privacy window. Full splash back with a with a mixture of tile and mermaid board.

BEDROOM TWO

15'0" x 9'8" (4.59 x 2.97)
Wood door with brass handles with a carpeted floor, three way ceiling light, two uPVC double glazed windows with rear aspect, wall mounted radiator and fitted wardrobe.

ENSUITE

6'6" x 3'10" (2.0 x 1.18)
Towel radiator, low flush WC wash hand basin with mixer tap, full splash back tiling, shower cubicle and mixer shower.

BEDROOM THREE

13'0" x 9'8" (3.97 x 2.97)
Wood door with brass handles, laminate wood flooring, three way ceiling spotlight, uPVC double glazed window with rear outlook with wall mounted radiator below.

BEDROOM FOUR

10'5" x 9'5" (3.20 x 2.88)
Wood door with brass handles onto carpeted flooring, three way ceiling spotlight, uPVC double glazed window with radiator below.

HOUSE BATHROOM

7'3" x 7'2" (2.21 x 2.20)
Wood door with brass handles with a vinyl floor, ceiling light, uPVC double glazed privacy window. Bath with mixer tap and shower over, low flush WC, pedestal wash hand basin, half splash back tiling, towel radiator and extractor fan.

EXTERNAL

At the front a block paved drive with parking for four vehicles leading to a garage. Lawn and small cherry tree and border with a variety of shrubs.

To the rear lawned garden with deep borders to the rear and side with a variety of shrubs. Two Indian sandstone patio areas, side shed and block paved path leading to the driveway at the front.

GARAGE

Concrete floor, electric up and over door, ceiling strip light and power.

COUNCIL TAX:

We understand the current Council Tax Band to be F

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Stanford 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@stanfords.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

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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

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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 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.

3 Sow Hill Road, Beverley, East Riding of Yorkshire,
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Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC