

**staniford**  
grays



20 Cavendish Drive, Market Weighton, York, YO43 3GY

£325,000

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# 20 Cavendish Drive

York, YO43 3GY

- DETACHED BUNGALOW BUILT IN 2022
- NO ONWARD CHAIN
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- CONTEMPORARY DESIGN
- BIFOLDING DOORS TO REAR GENEROUS GARDEN
- DETACHED GARAGE
- HIGH INTERNAL SPECIFICATION
- APPROX SIX YEARS REMAINING LABC BUILD WARRANTY

A Striking Contemporary Bungalow with Impressive Specification and Prime Location

Set within a peaceful and highly desirable town of Market Weighton, this stunning three bedroom detached bungalow combines cutting edge design with practical, modern living, all just a short drive from York, Beverley and Pocklington and with swift access to major road links including the A1079 and M62.

Built in 2021 and still benefitting from an LABC warranty (approx. 6 years remaining), the home offers a spacious and versatile layout ideal for both downsizers and families alike. The sleek, open-plan kitchen/living space is the heart of the home, featuring high quality finishes, integrated appliances and bi-fold doors opening onto the generous rear garden, perfect for indoor-outdoor living and entertaining.

A private inner hallway leads to the principal bedroom with ensuite shower room, two further well proportioned bedrooms and a family bathroom, all finished to a contemporary high standard.

Externally, the property sits on a generous plot with ample parking, a detached garage and landscaped outdoor west facing garden.

Market Weighton enjoys a strategic position in East Yorkshire, making it incredibly convenient for both commuters and lifestyle buyers.

This is a rare blend of style, quality, and location, book your viewing today!



£325,000



## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 19'1" x 9'7" (longest/widest) (5.82m x 2.94m (longest/widest))  
Composite front door with chrome handles, tiled floor, ceiling spotlights, loft hatch and boiler cupboard.

**BATHROOM** 7'4" x 6'3" (2.25m x 1.93m )  
Wooden door with chrome handles, tiled floor, ceiling spotlights, side aspect uPVC double glazed window, towel radiator, shower enclosure with mixer shower, low flush WC, extractor fan, wash hand basin with vanity unit and mixer tap.

**PRINCIPAL BEDROOM** 15'3" x 10'11" (4.67m x 3.35m )  
Wood door with chrome handles, carpeted floor, ceiling spotlights, front aspect uPVC double glazed window, side aspect uPVC double glazed window and fitted wardrobes.

**ENSUITE SHOWER ROOM** 7'5" x 5'1" (2.27m x 1.56m )  
Wooden door with chrome handles, tiled floor, ceiling spotlights, side aspect uPVC double glazed window, towel radiator, low flush WC, shower enclosure with mixer shower, wash hand basin with vanity unit and mixer tap.

**BEDROOM TWO** 10'5" x 8'9" (3.19m x 2.69m )  
Wood door with chrome handles, carpeted floor, ceiling spotlights, two front aspect uPVC double glazed windows and fitted wardrobes.

**BEDROOM THREE** 7'10" x 7'8" (2.40m x 2.35m )  
Wooden door with chrome handles, ceiling spotlights, carpeted floor, side aspect uPVC double glazed window and fitted wardrobes.



**OPEN PLAN LOUNGE / DAY ROOM / KITCHEN** 22'11".262'5" x 12'1" (7.80m x 3.70m )  
 A spacious and versatile open plan room filled with natural light, thanks to West facing five panel powder coated aluminium bifold doors that open onto the rear garden and patio. The space features inset ceiling spotlights throughout, with a tiled floor in the kitchen area and soft carpet in the lounge.

The dining kitchen has a sleek range of contemporary wall and base units with soft-close doors and drawers, topped with complementary quartz worktops and upstands. Integrated appliances include an AEG mid-level oven and microwave, induction hob with extractor, AEG fridge and freezer, Zanussi washing machine, and a dishwasher. There's also an inset drainer sink and space for a dining table.

**GARAGE** 17'10" x 8'8" (5.45m x 2.65m )  
 With electronically operated (with a fob) up and over door, power and light.

**EXTERIOR**  
 To the front a small lawned area with flags and a block paved drive with parking for multiple vehicles. To the rear lawn with flagged patio and fence surround with rear border and wooden gate from the drive.

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

**SERVICES :**  
 Mains water, gas, electricity and drainage are connected.

**VIEWINGS :**  
 Strictly by appointment with sole selling agents, Staniford Grays, Beverley Office - Tel: (01482) - 866304.

**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**

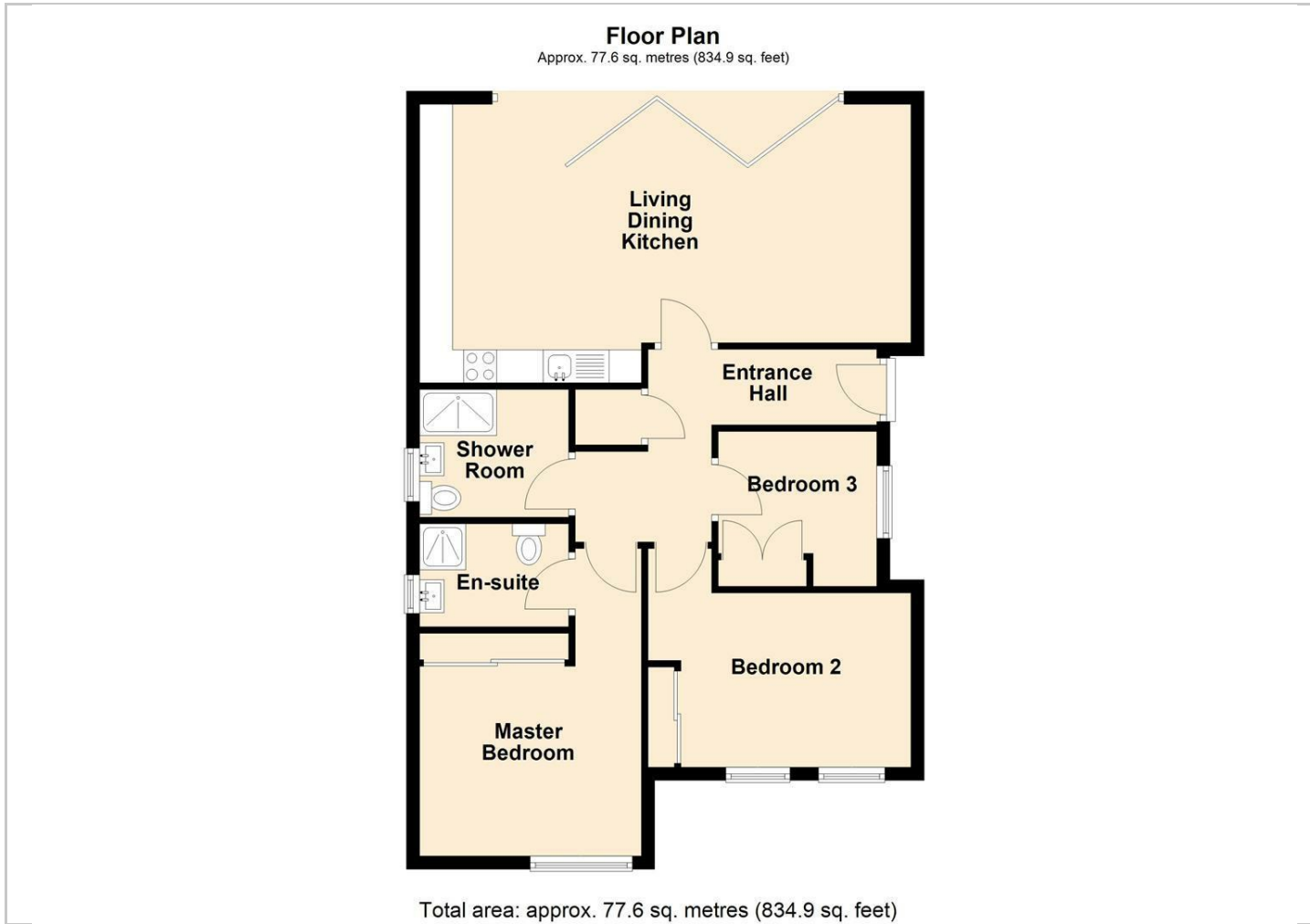
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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



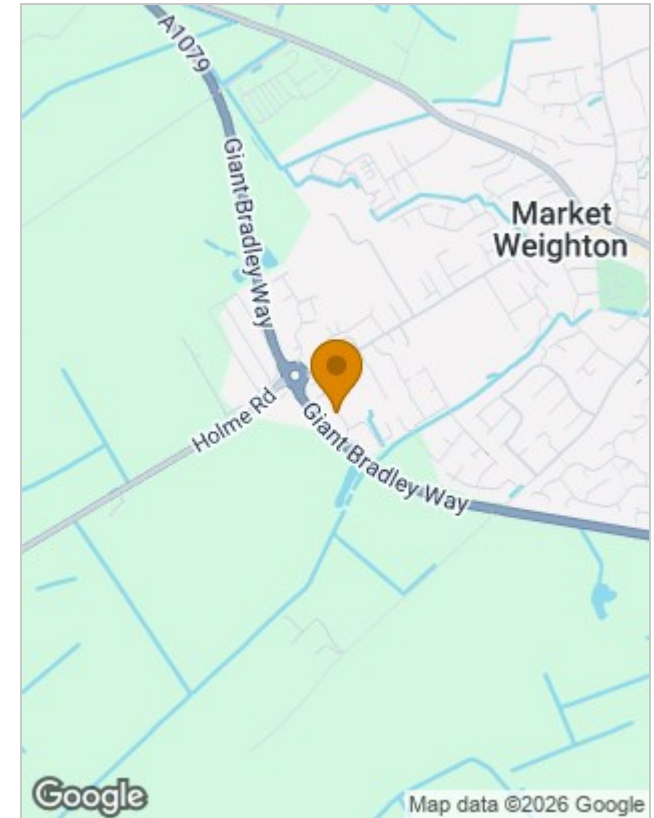
## Viewing

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,  
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## Location Map



## Energy Performance Graph

