

**staniford**  
grays



5 Hamlet Grove, Beverley, HU17 0ZY

£345,000

 4  2  2  B



# 5 Hamlet Grove

Beverley, HU17 0ZY

- SPACIOUS FOUR BEDROOM FAMILY HOME
- OPEN PLAN KITCHEN DINER
- SINGLE GARAGE
- TOP FLOOR PRINCIPAL BEDROOM SUITE
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- NHBC GUARENTEE WITH APPROXIMATELY SEVEN YEARS REMAINING

Set within a popular modern development, this beautifully presented four bedroom detached home offers generous living space, ideal for growing families looking to settle in a well connected and convenient Beverley location.

Built by David Wilson Homes in 2023, the property still benefits from approximately seven years remaining on the NHBC warranty, offering peace of mind for years to come.

The home is perfectly positioned just off the Beverley to Hull road network, making daily commuting straightforward, while the Lidl supermarket, petrol station and other everyday amenities are close at hand. Beverley's historic town centre, excellent schools, leisure facilities and green spaces are all within easy reach, making this an ideal family base.

On entering the property, you are welcomed by a wide and inviting hallway, setting the tone for the space throughout. The ground floor briefly comprises a comfortable lounge, a handy cloakroom and a superb open plan kitchen diner. The kitchen is well equipped with integrated appliances including a fridge freezer, electric oven and five ring gas hob and offers plenty of space for family meals and entertaining. Bi fold doors open directly onto the rear patio and garden, creating a seamless indoor outdoor feel that's perfect for playing in the garden and summer gatherings. A useful understairs pantry adds valuable storage.

The first floor provides three well proportioned bedrooms and a modern family bathroom with a shower over the bath. The smallest bedroom, measuring approximately 8ft



£345,000



## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 14'4" x 4'7" (4.39m x 1.41m )  
Composite entrance door with glass panel, carpeted floor and two ceiling lights.

**CLOAK ROOM/WC** 6'3" x 4'9" (1.91m x 1.46m )  
Wooden door with chrome handles, vinyl floor, central ceiling light, front aspect uPVC double glazed privacy window, low flush WC and a pedestal wash hand basin. (Alarm pad also located on the wall).

**LOUNGE** 17'0" x 10'6" (5.20m x 3.21m )  
Wooden door with chrome handles, carpeted floor, two pendant light fittings and a front aspect uPVC double glazed bay window.

**STAIRCASE AND LANDING** 10'9" x 8'4" (3.29m x 2.56m )  
Carpeted floor, pendant light fitting, side aspect uPVC double glazed window, wooden banister and spindles.

**BEDROOM FOUR** 9'6" x 8'4" (2.92m x 2.55m )  
Wooden door with chrome handles, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window.

**BEDROOM THREE** 15'10" x 10'10" (4.85m x 3.32m )  
Wooden door with chrome handles, carpeted floor, rear aspect uPVC double glazed window and fitted wardrobes.

**BEDROOM TWO** 13'2" x 10'10" (4.02m x 3.32m )  
Wooden door with chrome handles, carpeted floor, pendant light fitting, front and side aspect uPVC double glazed windows.

**FAMILY BATHROOM** 8'4" x 6'3" (2.55m x 1.91m )  
Wooden door with chrome handles, vinyl floor, ceiling spotlights, front aspect uPVC double glazed privacy window, chrome towel radiator, bath with mixer shower, splash back tiling, low flush WC, pedestal wash hand basin with mixer tap and splash back tiles and extractor fan.

**STAIRCASE AND LANDING** 12'9" x 5'0" (3.90m x 1.54m )  
Carpeted floor, pendant light fitting, side aspect uPVC double glazed window, wooden banister and spindles and a storage cupboard.



**PRINCIPAL BEDROOM**

22'0" x 14'2" (widest and longest point) (6.71m x 4.33m (widest and longest point))  
 Wooden door with chrome handles, carpeted floor, pendant light fitting, ceiling light, front aspect uPVC double glazed window, loft hatch and fitted wardrobes. (Loft partially boarded)

**ENSUITE SHOWER ROOM**

7'4" x 6'8" (2.24m x 2.04m )  
 Wooden door with chrome handles, vinyl floor, sky light, chrome towel radiator, shower enclosure with mixer shower, pedestal wash hand basin with splash back tiles, low flush WC and an extractor fan.

**KITCHEN**

19'6" x 13'0" (5.95m x 3.98m )  
 Wooden door with chrome handles, ceiling spotlights, pendant light fitting, rear aspect uPVC double glazed window, luxury vinyl floor, stainless steel one and a half bowl drainer sink with mixer tap, plumbing for dishwasher and washing machine. Understairs cupboard, integrated appliances include a Hotpoint five ring gas hob with extractor, electric oven and grill and an Indesit fridge freezer.

**SHED**

14'4" x 7'4" (4.39m x 2.26m )  
 Wooden shed with insulated floor, uPVC door and windows, power and light.

**GARAGE**

19'8" x 9'10" (6m x 3m )  
 With manual up and over door, power, light and apex storage.

**EXTERIOR**

To the front with lawn, flagged path, gravel and shrubbed borders and a concrete driveway. To the rear with a flagged patio and path, lawn, wooden fence surround with side gate and gravel borders.

**COUNCIL TAX:**

We understand the current Council Tax Band to be E

**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.

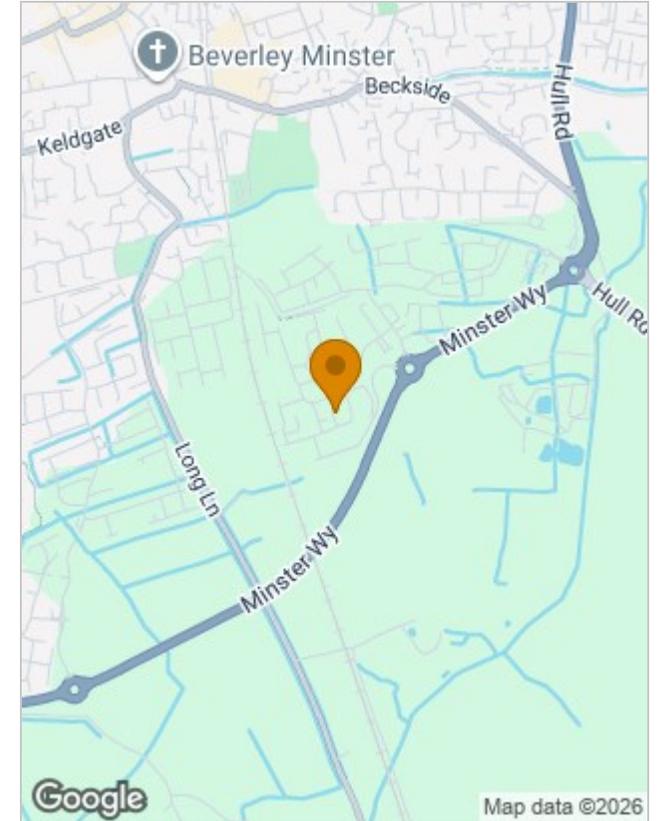




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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.