

**staniford**  
grays



5 Elm Tree Drive, Beverley, HU17 0WN

£479,950

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# 5 Elm Tree Drive

Beverley, HU17 0WN

- DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION
- GARAGE AND OFF STREET PARKING
- FOUR BEDROOMS
- SUPERIOR BEDROOM WITH ENSUITE
- PRIVATE REAR GARDEN

Upon entering, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining room. The natural light that floods through the windows creates a warm and inviting atmosphere throughout the home.

The property features four well-proportioned bedrooms, providing plenty of room for family members or guests. Each bedroom offers a peaceful retreat, ensuring restful nights and rejuvenating mornings. The two modern bathrooms are thoughtfully designed, catering to the needs of a busy household while adding a touch of luxury to your daily routine.

Situated in a desirable location, this home is conveniently close to local amenities, schools, and parks, making it an excellent choice for families. The surrounding area is known for its friendly community and picturesque surroundings, offering a perfect backdrop for your new life.



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## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 8'2" x 3'5" (2.50m x 1.06m )  
Composite front door with chrome handles and fan light, "Karndean" flooring, two pendant light fittings and a storage cupboard.

**STUDY** 8'9" x 7'6" (2.69m x 2.30m )  
Chrome handles, "Karndean" flooring, pendant light fitting, front aspect uPVC double glazed window with a wood panelled wall.

**CLOAKROOM** 5'5" x 3'0" (1.66m x 0.93m )  
Chrome handles, "Karndean" flooring, central ceiling light, pedestal wash hand basin with splash back tiles and low flush WC.

**LOUNGE** 15'1" x 12'0" (4.61m x 3.67m )  
Wood door with chrome handles, carpeted floor and a front aspect uPVC double glazed bay window.

**KITCHEN** 10'1" x 10'2" (3.08m x 3.11m )  
Wood door with chrome handles, Karndean floor, six spotlights. Integrated appliances include five ring AEG induction hob with glass splashback panel, electric oven and grill, dishwasher and fridge freezer. Drainer sink with mixer tap and stainless steel extractor hood. A range of wall and base units, under stairs cupboard, breakfast bar and a uPVC double glazed rear aspect window.

**DINING DAY ROOM** 18'2" x 12'6" (5.55m x 3.83m )  
Karndean floor, three pendant light fittings (over dining table), pendant lights fitting, rear aspect uPVC double glazed window and uPVC double glazed French doors to rear garden.

**UTILITY ROOM** 5'9" x 5'6" (1.76m x 1.68m )  
Wood door with chrome handles, composite side door with glass panel, three spotlights, extractor fan, plumbing for washing machine, a range of wall and base units with worktop.

**STAIRCASE AND LANDING** 9'10" x 6'5" (3m x 1.96m )  
Carpeted floor, pendant light fitting, loft access, wood banister with spindles and airing cupboard.

**BATHROOM** 6'11" x 5'6" (2.11m x 1.70m )  
Wood door with chrome handles, vinyl floor, central ceiling light, rear aspect uPVC double glazed privacy glass window, extractor fan, low flush WC, pedestal wash hand basin with mixed tap and splash back tiles,, bath with mixer shower and splashback tiles and a wall mounted vanity unit.



**SUPERIOR BEDROOM**

Wood door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window, uPVC side aspect to window and fitted wardrobes.

11'7" x 11'5" (3.55m x 3.48m )

**ENSUITE**

Wood door with chrome handles, vinyl floor, central ceiling light, front aspect uPVC double glazed window, towel radiator, low flush WC, pedestal wash hand basin, shower enclosure with mixer shower, full splashback tiles and extractor fan.

6'11" x 5'9" (2.12m x 1.77m )

**BEDROOM TWO**

Wood door with chrome handles, carpeted floor, four chrome spotlights, fitted open wardrobe and shelving, and a rear aspect uPVC double glazed window.

10'9" x 10'8" (3.30m x 3.27m )

**BEDROOM THREE**

Wood door with chrome handles, carpeted floor, pendant light fitting, uPVC rear aspect double glazed window and fitted wardrobes.

10'3" x 9'0" (3.13m x 2.75m )

**BEDROOM FOUR**

Wood door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window.

12'8" x 12'2" (3.88m x 3.72m )

**EXTERNAL**

To the front a lawn, landscaped borders with shrubs and a block paved driveway leading to garage, with path leading to the front door.

To the rear there are two flagged patio areas, borders with a mixture of shrubs and flowers. A corner rockery area with a small pond and a graveled area behind the garage.

**GARAGE**

Up and over door, power and light.

17'0" x 9'0" (5.20m x 2.75m )

**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 :**

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

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.

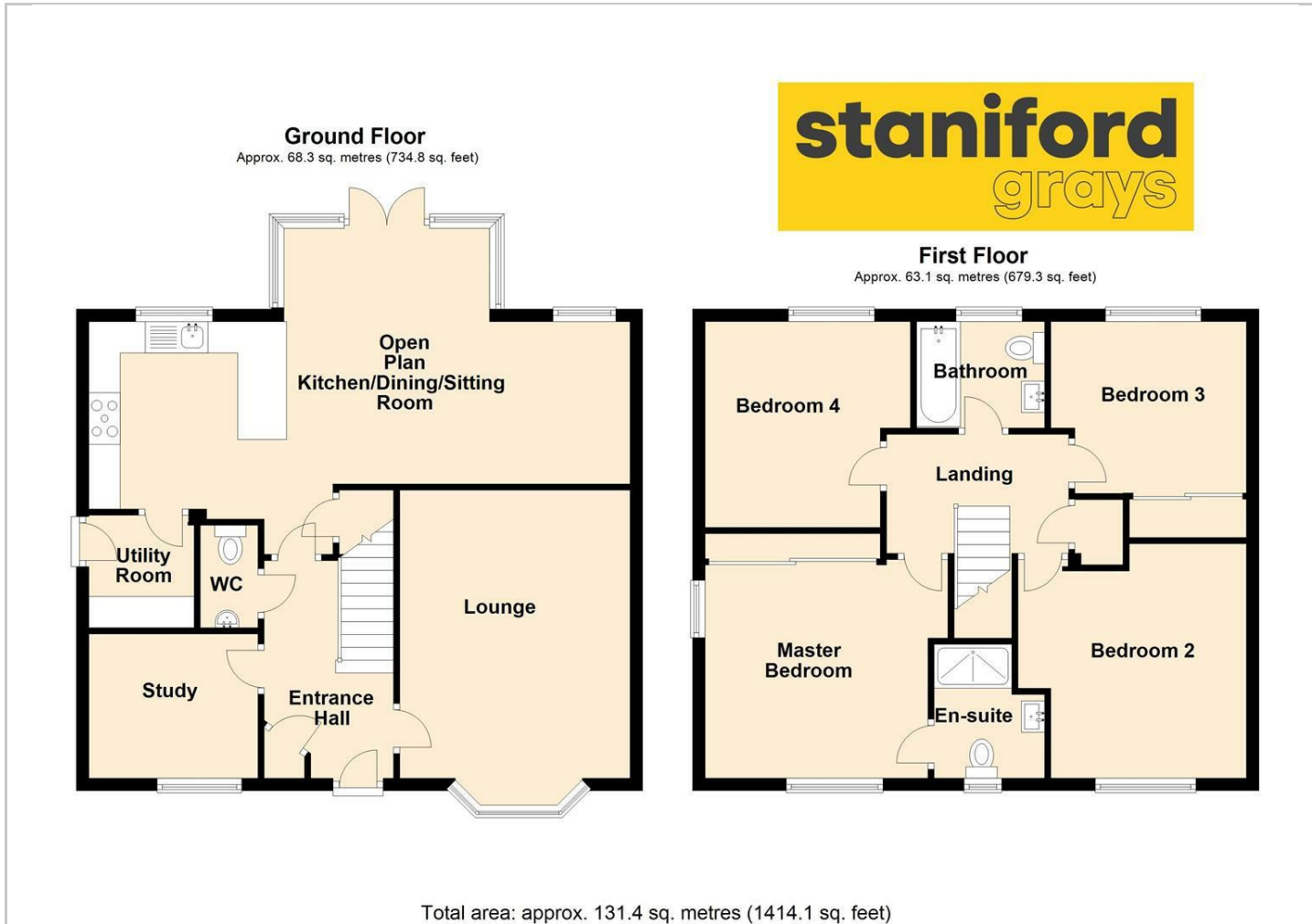
**MISREPRESENTATION ACT 1967**

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



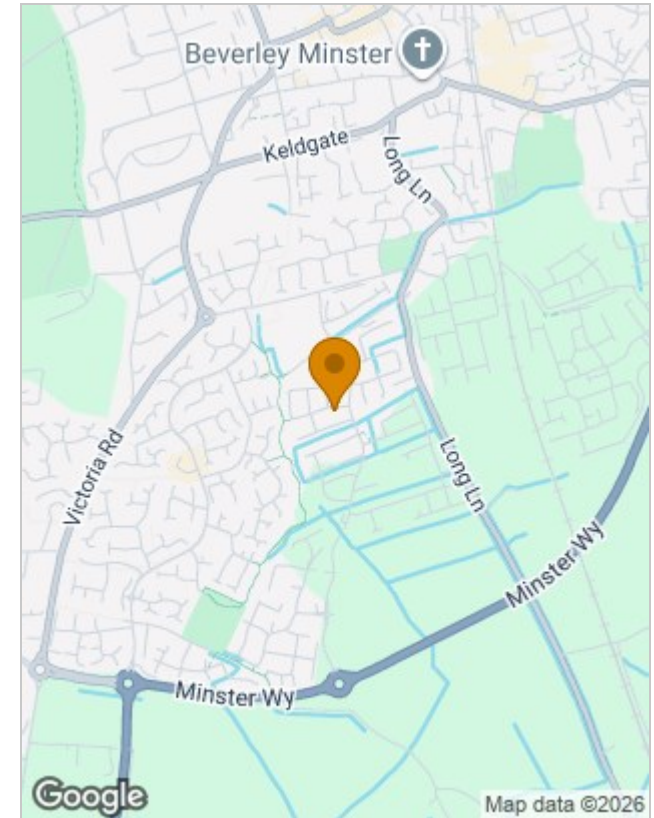
## Viewing

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(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	