

# staniford grays



2 Laburnum Drive, Beverley, HU17 9UQ

£314,950





# 2 Laburnum Drive

Beverley, HU17 9UQ

- IMMACUATELY APPOINTED BUNGALOW
- RECENTLY FITTED KITCHEN AND BATHROOM
- LARGE DRIVEWAY AND GARAGE
- SOUGHT AFTER LOCATION
- ENSUITE SHOWER ROOM TO PRINCIPAL BEDROOM
- UP TO THREE BEDROOMS

A BUNGALOW TRANSFORMED, OPEN PLAN LIVING AT ITS FINEST.

No compromises required here!

Thoughtfully redesigned and finished to an exceptional standard, this three bedroom bungalow has been genuinely transformed by its current owners and the result is one of the most impressive homes to come to the market in the area. If you're serious about finding a home you can simply move into and enjoy, put this at the top of your list.

At the heart of the home is a stunning open plan kitchen, dining and living space, bright, sociable and beautifully considered. The kitchen has been newly fitted to a high specification, flowing seamlessly into a generous dining area and a relaxed lounge that feels every bit as good as it looks. It's the kind of space that works equally well for quiet weekday evenings and entertaining at the weekend.

Three well proportioned bedrooms offer comfortable and flexible sleeping accommodation, with the main bedroom benefiting from its own en-suite shower room, a small luxury that makes a genuine difference to everyday life. A family bathroom serves the remaining bedrooms.

Outside, a private driveway leads to a garage with real potential for conversion, adding a further dimension to an already versatile home. To the rear, enclosed gardens provide a sheltered and sunny retreat, complete with a summerhouse, ideal for morning coffee or an evening drink in the warmer months.

Get in touch, book your viewing today!!



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## ACCOMMODATION COMPRISES

**ENTRANCE HALLWAY** 5'8" x 3'10" (1.73m x 1.17m )  
uPVC entrance door with glass panel, laminate floor and central ceiling light.

**OPEN PLAN LOUNGE/ DINING/ KITCHEN** 19'2" x 18'1" (5.86m x 5.52m )  
Wooden door with chrome handles, uPVC side door with glass panels, two pendant light fittings, two central ceiling lights, laminate floor, front and side aspect uPVC double glazed windows, a range of wall and base units with stainless steel sink and mixer tap. Integrated fridge freezer, washing machine, oven and microwave, four ring induction hob and extractor. The main open plan space benefits from a dedicated reception lounge area suitably sized and a dining area positioned within easy access of the kitchen.

**PRINCIPAL BEDROOM** 11'3" x 9'10" (longest and widest) (3.44m x 3.00m (longest and widest))  
With window to rear elevation, built in modern style fitted wardrobes with multi level hanging points. Suitably sized to accommodate a double bed and access to...

**ENSUITE SHOWER ROOM**  
A recent addition to the property, being well formatted and incorporating low flush WC, wall mounted basin, raised shower cubicle with rainfall shower head and separate shower console with tiling to full splashbacks.

**BEDROOM TWO** 11'6" x 9'4" (3.52m x 2.87m )  
With window to rear elevation and suitably sized to accommodate double bed and free standing furniture.

**BEDROOM THREE**  
With uPVC double glazed window to side. Used by the current vendors as an informal office space.

**BATHROOM** 7'10" x 5'8" (2.41m x 1.75m)  
With uPVC privacy window to side. Bath with shower screen and wall mounted mains fed shower head and console. Inset basin to vanity unit and modern styled low flush WC. With full tiling to wall coverings and heated towel rail.



#### **EXTERNAL**

The bungalow offered for sale is invited for further internal inspection, given the immaculate presentation and attention to detail throughout. Being conveniently positioned in a popular residential cul-de-sac, offering peaceful living space over the single floor level, with hard landscaped front garden area, with feature planted shrub borders. A brick set driveway extending to a further driveway area, leading in turn to a single garage. Gated access is provided to the side perimeter boundary, opening to a patio terrace extending from the immediate building footprint. Laid to lawn grass section, space for storage shed, dedicated summer house, again with feature patio areas, being hard landscaped. With herbaceous planting and shrubbery with close boarded fencing to perimeter boundaries also.

#### **GARAGE**

With electric roller door, full power and lighting with personnel door to side.

#### **COUNCIL TAX:**

We understand the current Council Tax Band to be D

#### **SERVICES :**

Mains water, gas, electricity and drainage are connected.

#### **TENURE :**

We understand the Tenure of the property to be Freehold.

#### **MORTGAGE CLAUSE :**

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting homebuyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

#### **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.

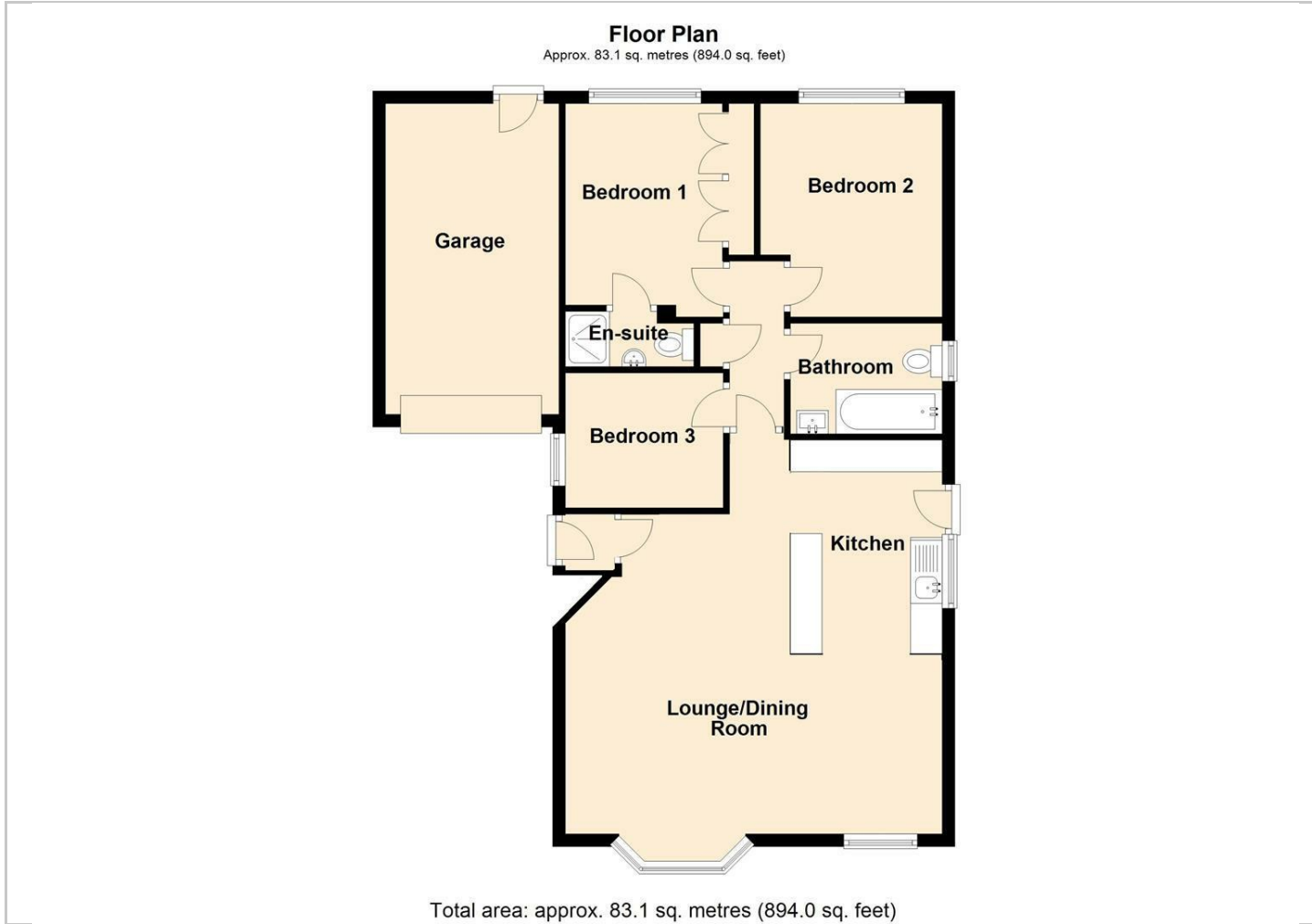
#### **MISREPRESENTATION ACT 1967**

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



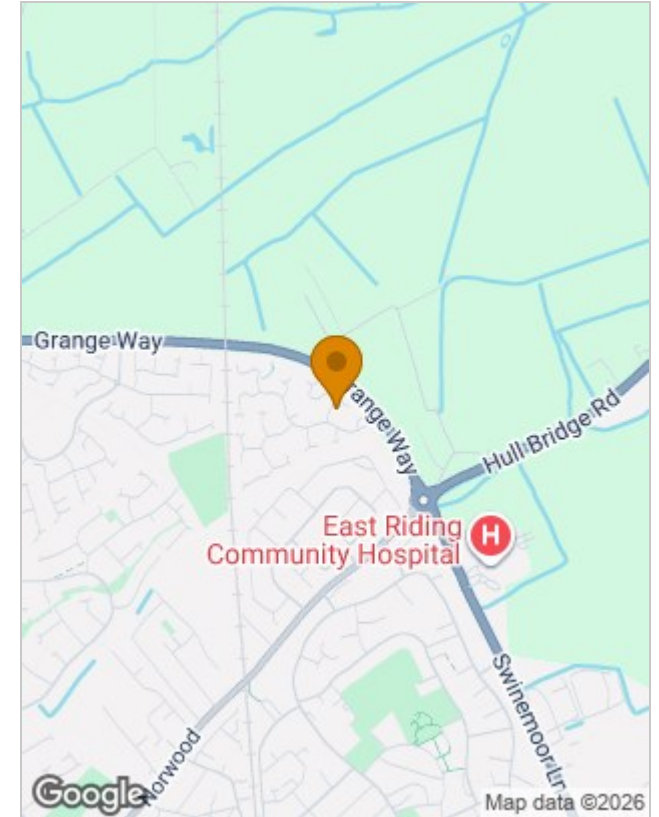
## Viewing

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.

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## Location Map



## Energy Performance Graph

