

staniford grays

23 North Road, Lund, YO25 9TF

Offers Over £650,000

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- EQUESTRIAN LIFESTYLE PROPERTY
- APPROACHING 2500 SQUARE FEET IN SIZE
- MATURE GARDENS AND PLOT
- POPULAR VILLAGE SETTING
- VIEWING ADVISED
- STABLING AND PADDOCK TO REAR
- DELIGHTFUL VILLAGE SETTING
- VERSATILE LIVING SPACE
- FOREVER FAMIY HOME

OUTSTANDING FAMILY HOME OFFERING A MATURE PLOT, PADDOCK AND STABLING, ALL WITHIN THE POPULAR RURAL SETTING OF LUND VILLAGE.

This family home has been improved and extended over the years to create a delightful family residence, with specific focus on applicants looking for an equestrian lifestyle.

Benefiting from a wealth of roadside appeal, this detached family home is complemented by numerous features internally with a number of remodelled elements including recently appointed Bathroom and Wetroom.

Boasting up to 3 generous reception spaces and taking full advantage of the elevated garden outlook to the first floor reception Lounge, with four bedrooms and three bathrooms to 2 floor levels.

The versatile arrangement of ground floor living space comprises; Gallery Hallway, Dining Room, Breakfast Kitchen, Sitting Room, Sun Room, Study, Bedroom and Wetroom.

To the first floor level, a gallery style landing provides access to a Principal Bedroom with a re-modelled and large Ensuite, 2 further Double Bedrooms and Family Bathroom. A unique first floor reception Lounge also offers uninterrupted views of the plot and open fields countryside beyond.



GROUND FLOOR

GALLERY RECEPTION HALLWAY 15'3" x 12'0" (4.67 x 3.68)
A welcoming entrance to this executive detached family home, with an impressive gallery style family landing with return staircase leading to first floor level, offering a bright and spacious entrance hall. Accessed via composite style entrance door with large windows to the front facing elevation.

GARDEN ROOM 15'7" x 11'10" (4.75 x 3.63)
Boasting full Westerly facing garden views, offering an abundance of natural daylight via internal windows and patio doors leading to the external terrace. Used currently as an informal reception space, with cupboard housing oil fired central heating boiler, internal window through to kitchen.

STUDY 15'7" x 9'8" (4.75 x 2.95)
With window to the rear elevation offering a peaceful study area, of a good size, with potential to be used as a snug also.

SITTING ROOM 14'0" x 8'9" (4.27 x 2.69)
With window to the front facing outlook, being accessed from the entrance hallway, with potential to be used as a dedicated annexe area with communicating door through to...

GROUND FLOOR BEDROOM 12'4" x 8'11" (3.78 x 2.72)
With window to rear elevation and space for freestanding bedroom furniture (with potential to be used for a multitude of purposes)

DINING ROOM 11'6" x 11'8" (3.51 x 3.56)
With window to the front elevation, double oak doors leading through to...

BREAKFAST KITCHEN 14'11" x 11'8" (4.57 x 3.56)
Traditioinally styled with a range of fitted oak wall and base units, complementary work surfaces, 1.5 bowl sink and drainer with mixer tap, tiling to splashbacks, integrated hob with extractor canopy, Neff oven, mid-level microwave and grill, breakfast bar / table, space for a number of white goods, integrated washing machine and tumble dryer, tiling to floorcoverings. Boasting good levels of natural daylight to both rear and side elevations.

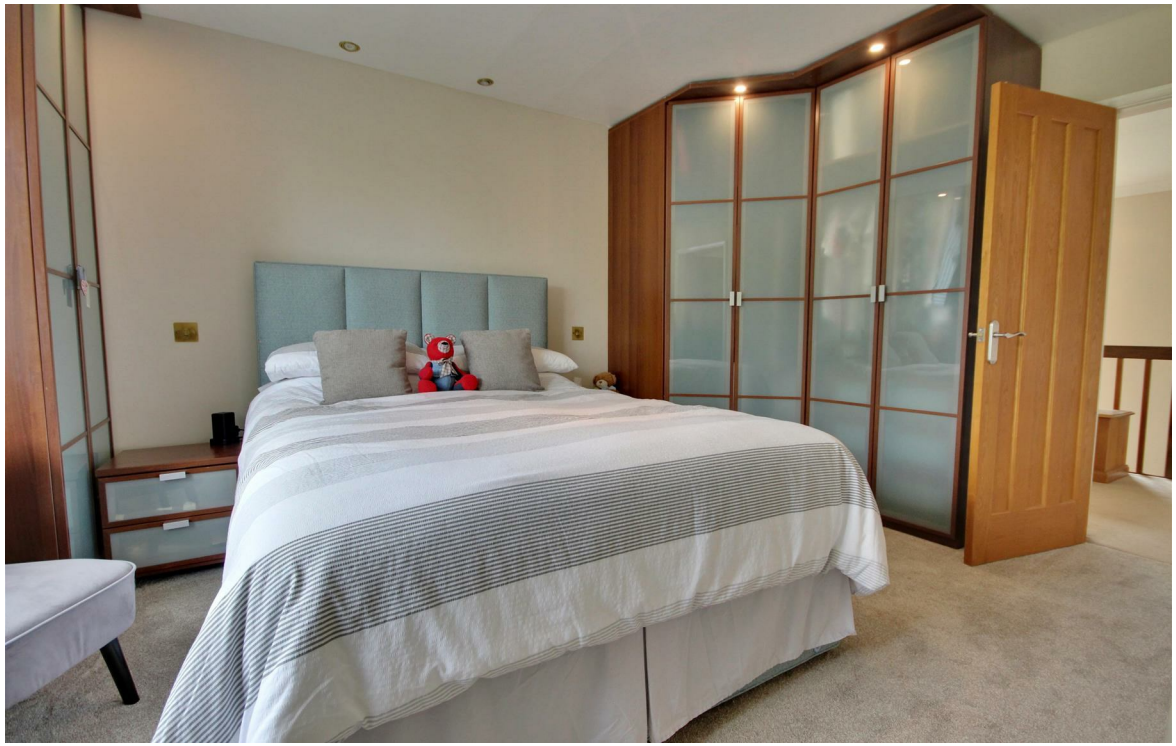
WET ROOM 7'10" x 6'5" (2.39 x 1.98)
A useful ground floor wet room with centrally fitted floor drainer, showerhead and thermostatic console, large format tiling to full walls and floor, wall mounted hand basin, concealed cistern w.c.

FIRST FLOOR

GALLERY LANDING 12'4" x 15'3" (3.78 x 4.66)
With oak balustrade and spindles offering an impressive partial view to the ground floor level. Giving access to three bedrooms, house bathroom and...

RECEPTION LOUNGE 24'4" x 14'7" (7.44 x 4.45)
Uniquely positioned generous first floor living space boasting full elevated views of the entire plot, with open countryside views beyond, a central focal point provided via a stone fireplace with gas fire insert.





PRINCIPAL BEDROOM 14'6" x 10'0" (4.42 x 3.07)
With window to rear elevation, of double bedroom proportions with space for freestanding bedroom furniture.

EN SUITE SHOWER ROOM 12'0" x 8'9" (3.66 x 2.69)
Having recently been fully refitted, offering a most impressive contemporary shower room, with high gloss vanity unit and matching wall cupboard, concealed cistern w.c, twin inset wash basins to vanity unit, generously sized walk-in shower tray with mains fed shower, feature tiling to wall coverings, inset spotlights to ceiling, privacy window to rear elevation.

BEDROOM TWO 12'0" x 10'11" (3.66 x 3.35)
With fitted wardrobes to wall length, of double bedroom proportions, window to front elevation, ideally used as a guest bedroom being situated towards the end of the property.

BEDROOM THREE 14'6" x 8'11" (4.42 x 2.74)
Of double bedroom proprtions with fitted wardrobes to wall length, window to the front elevation.

HOUSE BATHROOM
Immaculately appointed throughout, again having been remodelled and presented to a high standard, with four piece suite comprising of panelled bath with retractable hose and chrome tap, enclosed shower cubicle with wall mounted head and console, inset basin to vanity unit, concealed cistern w.c, additional cabinetry, spotlights to ceiling, privacy window to the front elevation.

OUTSIDE
Lund village remains a popular residential setting offering a wealth of charm and appeal, with a delightful central village green space and the ever popular Wellington Pub, visited by locals and also those travelling from further afield appreciating the excellent bar and restaurant facilities.
The subject dwelling forms part of a character streetscene, being offset from the roadside with parking provision to the immediate property frontage, with front garden area also. A generous side driveway offers parking provision for multiple vehicles, in turn leading to a detached double garage (6.55m x 4.57m) with full power and lighting, personnel door to side and up and over access door.
The expansive rear garden areas offer genuine lifestyle appeal with a Westerly orientation, being well stocked with mature planting, shrubbery and deep borders, with a focal point provided via an ornamental fish pond with waterfall.
The gardens continue some distance, in turn to a dedicated 0.15 acre grassed paddock, with fencing, planting and shrubbery to perimeter boundaries. A dedicated timber stable and tack room exists, with electricity and water connected.
Given the lifestyle and appeal of home on offer, teamed with the equestrian facilities, comes recommended for further viewing via the sole selling agent Staniford Grays.

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

FIXTURES AND FITTINGS
Various quality fixtures and fittings may be available by separate negotiation.

SERVICES
(Not Tested) Mains Water, Electricity and Drainage are connected. The property uses oil fired heating.

TENURE
We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING
Strictly by appointment via sole selling agent, Staniford Grays.
Website- Stanifords.com Tel: (01482) 631133
E-mail: swansales@stanifords.com

WEBSITES
www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

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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.

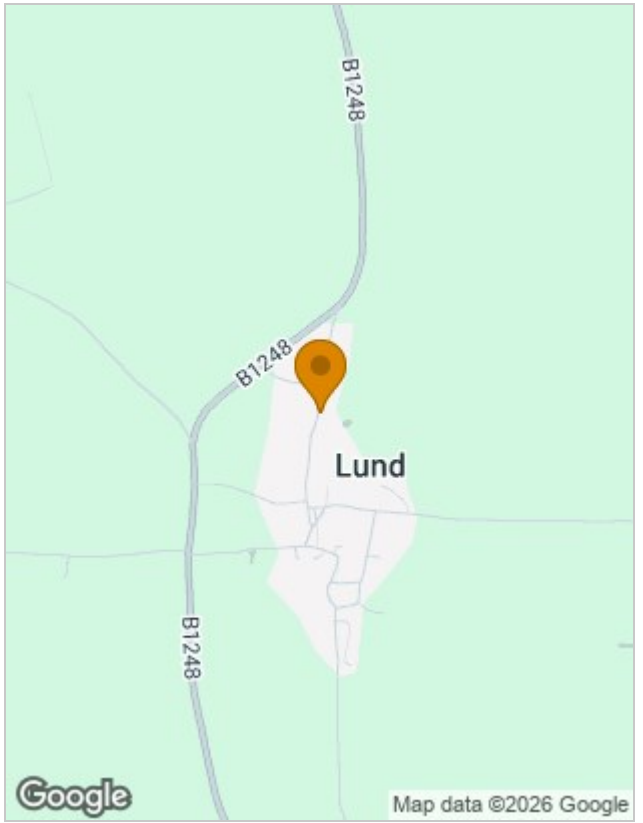
FEES
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



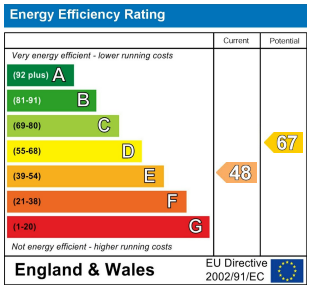
Floor Plans



Location Map



Energy Performance Graph



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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