

# HUNTERS®

HERE TO GET *you* THERE



## Figham Springs Way

Beverley, HU17 8WB

Offers In The Region Of £550,000



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Council Tax: F



# 4 Figham Springs Way

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### Entrance Hall

UPVC Front entrance door, coving, radiator and stairs to the first floor landing.

### Downstairs WC

Coving, tiled flooring, low flush WC, wash hand basin with vanity unit, tiled walls and extractor fan.

### Lounge

UPVC double glazed bay window to the front aspect, French doors onto the dining room, dado rail, coving, radiators, gas feature fireplace, power points and TV point.

### Dining Room

Double glazed Bi-Folding doors to the conservatory, coving, dado rail, radiator and power points.

### Kitchen / Diner

French doors onto the conservatory, door to the side, coving, tiled flooring, under stairs cupboard, radiators, range of wall and base units with granite worktops and under counter lights, Breakfast bar feature, sink and drainer unit, integrated dishwasher, space for fridge / freezer, electric oven, gas hob, extractor hood, telephone point and power points.

### Utility Room

UPVC double glazed window to the rear aspect, tiled flooring, range of wall and base units with roll top work surfaces, tiled splash back, space for washing machine and tumble dryer, sink and drainer unit and power points.

### Conservatory

UPVC double glazed window to the rear aspect, French doors onto the garden, laminate flooring, radiators and power points.

### Landing

Coving, radiator, airing cupboard, loft access and power points.

### Bedroom One

UPVC double glazed windows to the front aspect, coving, radiator and power points.

### En Suite

UPVC double glazed window to the front aspect, tiled flooring, three piece bathroom suite comprising; panel enclosed bath with mains shower over, low flush WC, wall mounted wash hand basin, tiled walls and extractor fan.

### Bedroom Two

UPVC double glazed window to the front aspect, coving, storage cupboard, radiator and power points.

### Bedroom Three

UPVC double glazed window to the rear aspect, coving, radiator and power points.

### Bedroom Four

UPVC double glazed window to the rear aspect, laminate wood style flooring, radiator and power points.

### Bathroom

UPVC double glazed opaque window to the rear aspect, tiled flooring, four piece bathroom suite comprising; corner jacuzzi bath with mixer taps, shower cubicle with mains shower, low flush WC, wash hand basin with vanity unit, tiled walls, shaver point and extractor fan.

### Garden

Side entrance to the garden which is mainly laid to lawn with plant and shrub borders, feature pond, grape vines, patio area and outside tap.

### Garage

Electric up and over door, power and lighting.

### Parking

Off-street parking.

Tel: 01482 861411

**\*\*A STUNNING FOUR BEDROOM HOME LOCATED ON A SECLUDED PLOT, WITH VIEWS OF THE REMARKABLE BEVERLEY MINSTER!!\*\*** This spacious detached home is tucked away just off Figham Springs Way, a popular area that offers the very best of Beverley, just a short stroll away. From the historic Beverley Minster, to the hustle and bustle of the Georgian Market Town centre and the range of amenities it offers, this wonderful property is situated ideally to truly benefit from and enjoy it all. The home itself is sure to not disappoint, having been lovingly maintained for years by its current owners to a high standard, it is certainly one not to be missed. The property itself briefly comprises; Entrance hall, lounge, downstairs WC, kitchen, utility, dining room, conservatory, four double bedrooms, ensuite, house bathroom, rear garden, garage and private driveway. Book your viewings today to avoid disappointment.



## Road Map



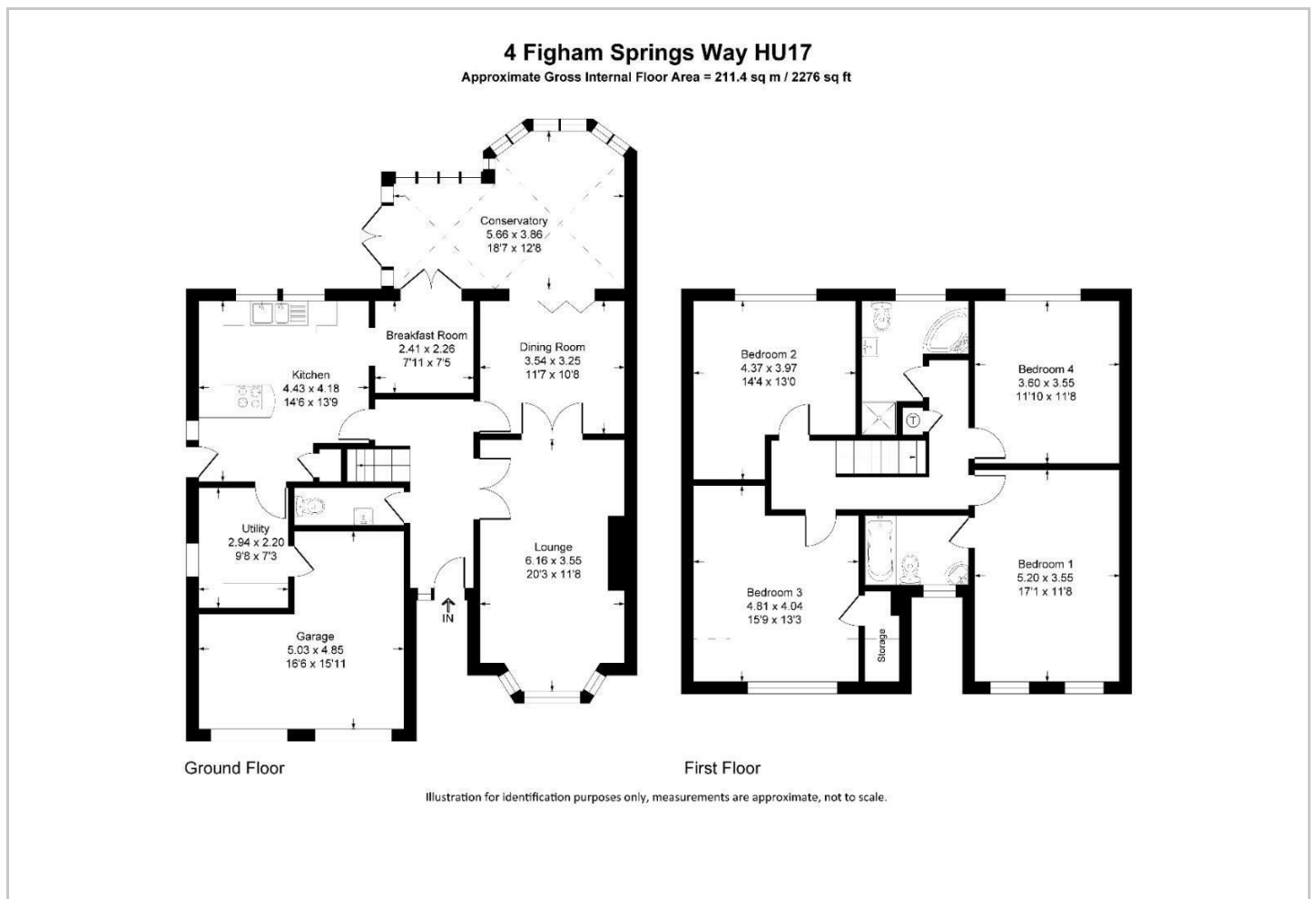
## Hybrid Map



## Terrain Map



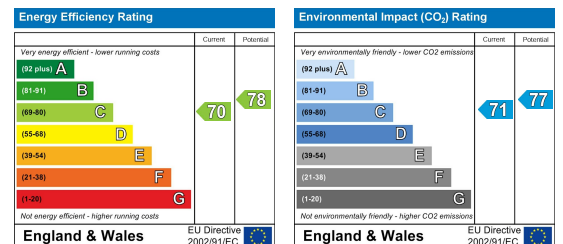
## Floor Plan



## Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.