

HUNTERS®

HERE TO GET *you* THERE



Waterside Road

Beverley, HU17 0PP

Offers Over £350,000



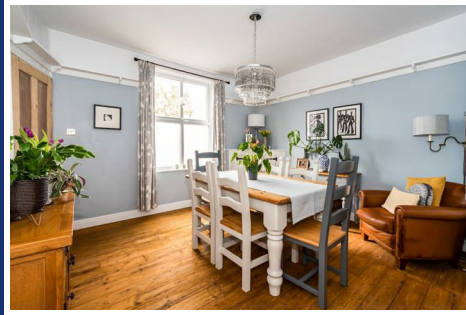
Council Tax: B



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Entrance Hall

Composite front entrance door, wooden flooring and stairs to the first floor landing.

Lounge

UPVC double glazed window to the front aspect, wooden flooring, radiator, original fireplace incorporating log burner, power points and TV point.

Dining Room

UPVC double glazed window to the front aspect, built in corner storage cupboard, wooden flooring, radiator, understairs cupboard and power points.

Kitchen

UPVC double glazed window to the side and rear aspect, composite door to the side, laminate wood style flooring, radiator, range of wall and base units with roll top work surfaces, ceramic sink and drainer unit, plumbed for washing machine, integrated dishwasher, integrated fridge / freezer, freestanding gas oven and gas cooking range, extractor hood and power points.

Landing

UPVC double glazed window to the front aspect, radiator, stairs to the second floor and power points.

Bedroom One

UPVC double glazed window to the front aspect, feature wood panelling, radiator and power points.

En Suite

UPVC double glazed window to the rear aspect, feature wood panelling, his & hers sinks, radiator with heated towel rail, tiled walk-in shower with mains shower, low flush WC and extractor fan.

Bedroom Two

UPVC double glazed window to the front aspect, ornate original feature fireplace, wooden flooring, radiator and telephone point.

Bedroom Three

Stairs from the first floor, double glazed leaded Dorma to the front aspect, Velux window to the rear aspect, fitted wardrobes, storage into the eaves, loft access, radiator and power points.

Bathroom

UPVC double glazed window to the side aspect, feature wood panelling, radiator, three piece bathroom suite comprising; panel enclosed bath with taps and mains shower over, low flush WC, wash hand basin with pedestal, laundry cupboard and extractor fan.

Garden

Rear entrance to the garden which is mainly laid to lawn with plant and shrub borders, woodstore, shed, outdoor power, patio area, outside tap and outside light.

Parking

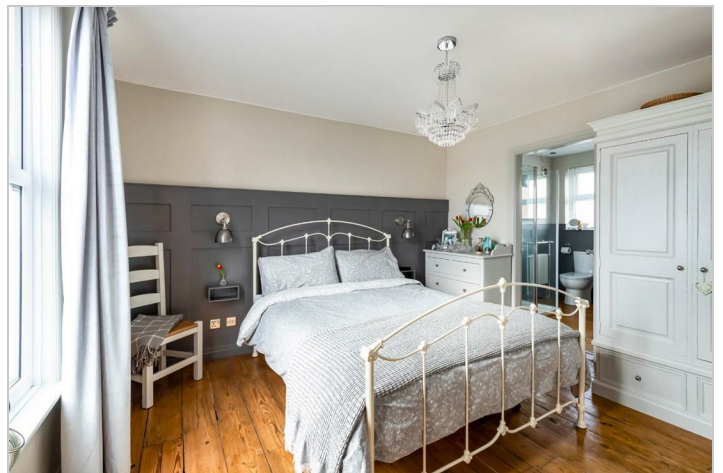
Off-street parking for 2 vehicles.

Material Information - Hunters Beverley

Tenure Type; Freehold
Council Tax Banding; B

****A CHARMING DOUBLE-FRONTED COTTAGE, SITUATED STEPS AWAY FROM THE BEVERLEY BECK, OFFERED WITH NO ONWARD CHAIN!!****

This beautiful, three bedroom property is packed with character and charm, and is situated conveniently just steps from the waters edge of the Beck, with a further stroll taking you to an array of shops, cafes and restaurants on offer in the Georgian Market Town centre and Flemingate Development. Through-out, the property is warm and welcoming and has been tastefully finished by its current owners to create a cosy, relaxed environment while showcasing some of the stunning period features that you would expect in a property of it's time. A spacious, private garden to the rear provides the perfect space for outdoor entertaining, while the double fronted design of the property ensures an impressive street presence. The home itself is an immaculate representation of a period property that meets modern day expectations and briefly comprises; entrance hall, lounge, dining room, kitchen, three double bedrooms with an ensuite to the master, spacious garden to the rear and off-street parking. Viewings are highly recommended to avoid missing out on this wonderful property.



Road Map



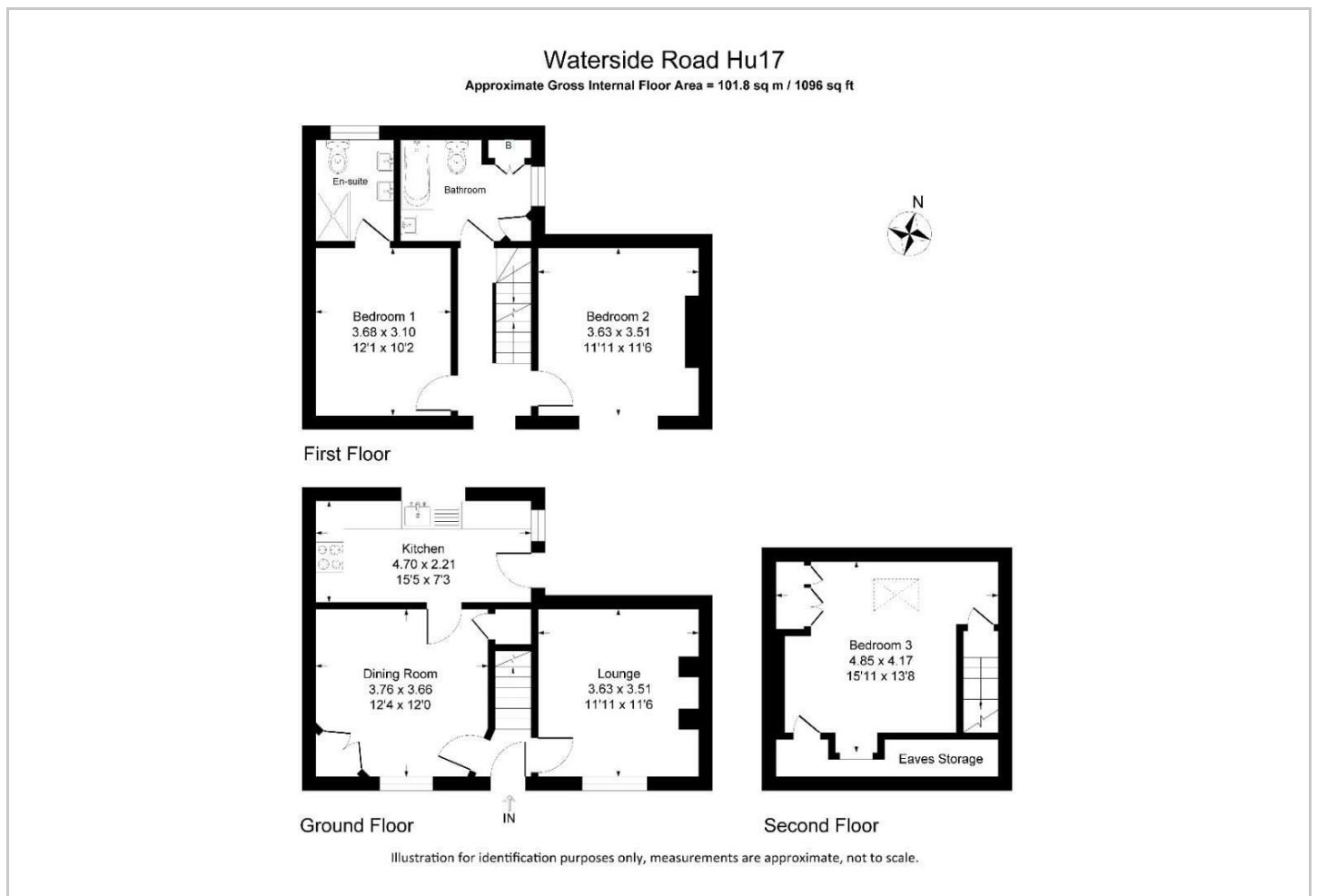
Hybrid Map



Terrain Map



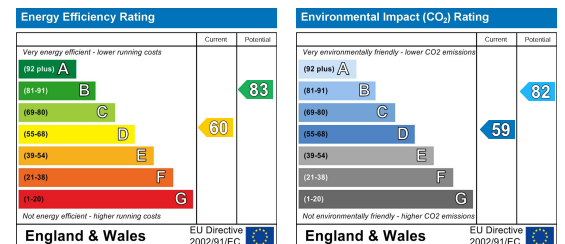
Floor Plan



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.