

HUNTERS®

HERE TO GET *you* THERE



Canterbury Close

Beverley, HU17 8PS

Offers In The Region Of £230,000



Council Tax: C



39 Canterbury Close

Beverley, HU17 8PS

Offers In The Region Of £230,000



ENTRANCE HALL

UPVC front door, coving, stairs to first floor landing and radiator.

LOUNGE

UPVC double glazed window to the side aspect, understairs cupboard, electric feature fireplace, radiator, TV point and power points.

DINING ROOM

UPVC double glazed window to the rear aspect, sliding doors to the side aspect, store room with power and lighting, radiator, telephone point and power points.

KITCHEN

UPVC double glazed window to the front aspect, cupboard housing boiler, range of wall and base units with roll top work surfaces, tiled splash back, plumbed for washing machine, sink and drainer unit, space for fridge/freezer, electric oven, gas hob, extractor hood, TV point and power points.

FIRST FLOOR LANDING

UPVC double glazed window to the rear aspect, loft access, electric radiator and power points.

BEDROOM ONE

UPVC double glazed windows to the front and rear aspect, fitted wardrobes, radiator and power points.

BEDROOM TWO

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

BATHROOM

UPVC double glazed window to the front aspect, tiled walls, laundry cupboard, three piece bathroom suite comprising; panel enclosed bath with mixer taps and mains shower over, low flush WC, wash hand basin with pedestal and radiator.

GARDEN

Mainly laid to lawn with plant and shrub borders with side access, patio area, wooden shed, outside tap and outside lighting.

GARAGE

Electric up and over door with power and lighting.

PARKING

Private parking for 2 to 3 vehicles.

Material Information - Hunters Beverley

Tenure Type; Freehold
Council Tax Banding; C

****A SPACIOUS THREE BEDROOM PROPERTY SITUATED ON A PEACEFUL CUL-DE-SAC WITHIN WALKING DISTANCE TO THE MARKET TOWN CENTRE OF BEVERLEY!!**** Located just off Lincoln Way, a sought-after residential area of Beverley within walking distance of a vast range of amenities including; handy supermarkets, petrol station, gymnasium, take outs and more. The hustle and bustle of the Georgian Market Town centre is located just a short walk further or bus ride away and offers an extensive range of high street and independent shops, popular restaurants, coffee houses, public houses as well as the remarkable Beverley Minster, Beverley Racecourse and stunning Westwood Pastures all available to enjoy as and when you please. The property is situated on a good size plot and would be a wonderful choice for those that are looking to downsize, first time purchase or secure their forever family home. The property itself briefly comprises; entrance hall, lounge, kitchen, dining area, sun room, two bedrooms, family bathroom, garden, garage and off-street parking. Viewings are strongly advised to avoid missing out on this fabulous property!!



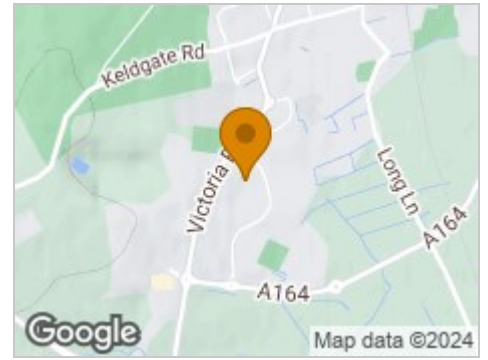
Road Map



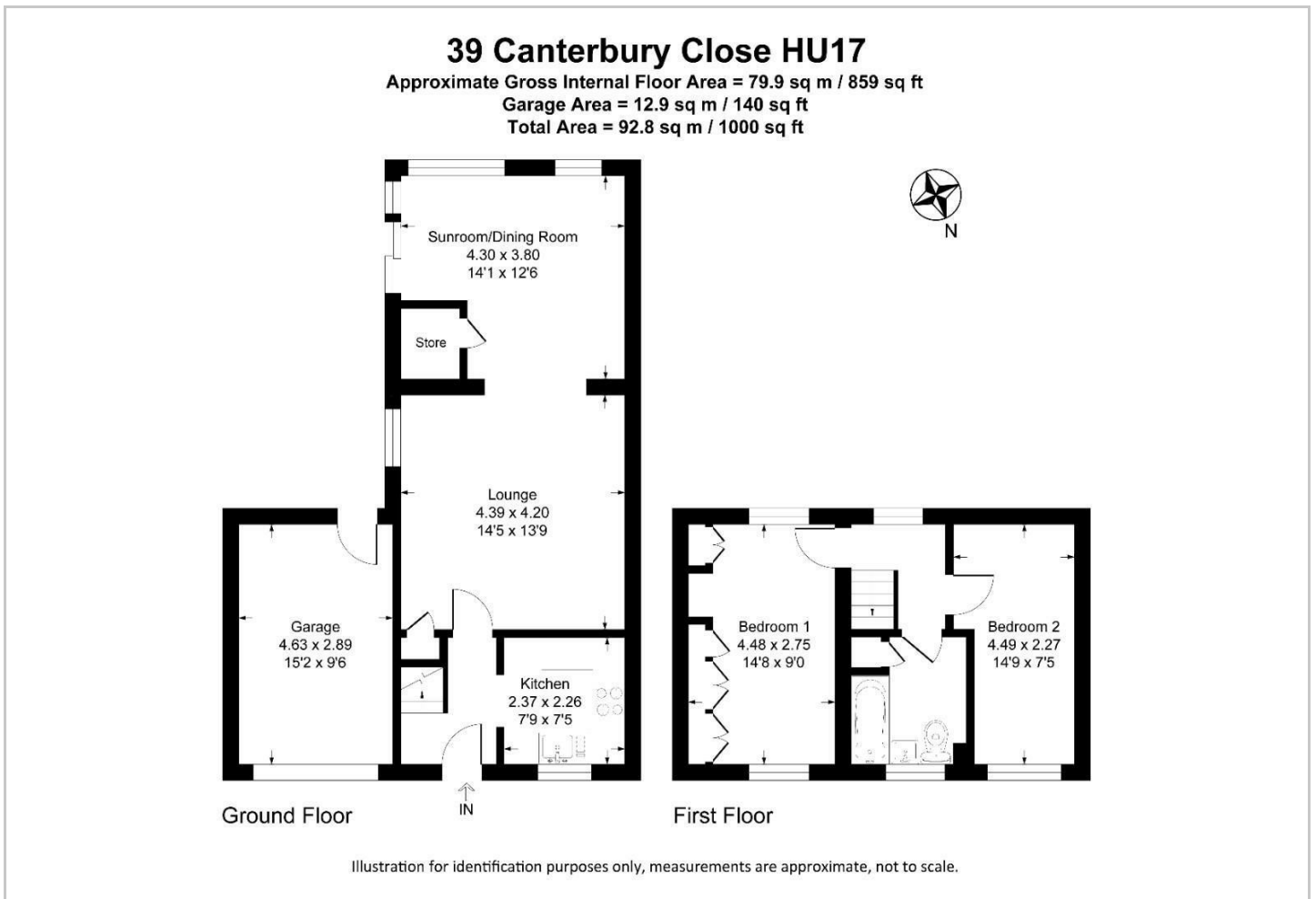
Hybrid Map



Terrain Map



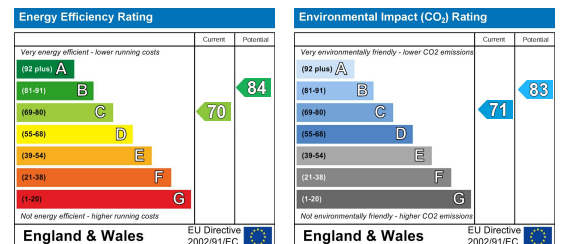
Floor Plan



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.