

HUNTERS[®]

HERE TO GET *you* THERE



Mallard Avenue

Leven, Beverley, HU17 5NA

Offers In The Region Of £310,000



Council Tax: D



6 Mallard Avenue

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ENTRANCE HALL

UPVC double glazed front door to the front aspect, wood style flooring, radiator and power points.

LOUNGE

French doors to garden, coving, featured log burner, radiator, TV point and power points.

KITCHEN/DINER

French doors onto garden, UPVC door to the side aspect, beamed ceiling, tiled flooring, range of wall and base units with granite work surfaces, sink and drainer unit, heated towel rail, integrated fridge, electric oven, electric hob, extractor fan and power points.

BEDROOM ONE

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

EN SUITE

UPVC double glazed window to the rear aspect, tiled walls, fully tiled shower cubicle with power, low flush WC, wash hand basin with vanity unit and extractor fan.

BEDROOM TWO

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

BEDROOM THREE

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

BATHROOM

UPVC double glazed window to the side aspect, tiled walls, three piece bathroom suite comprising; bath with mixer taps, low flush WC, wash hand basin with pedestal, heated towel rail and extractor fan.

GARDEN

South/west facing garden with plant and shrub borders, side access, patio area, outside tap and outside lighting.

GARAGE

Power and lighting.

Material Information - Hunters Beverley

Tenure Type; Freehold

Council Tax Banding; D



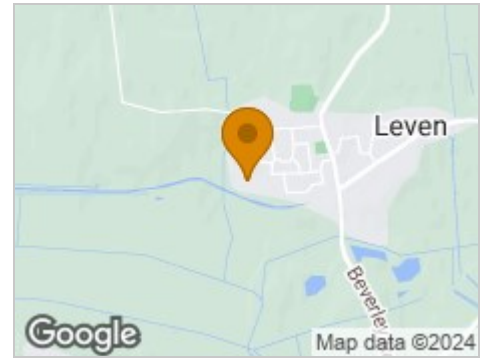
Road Map



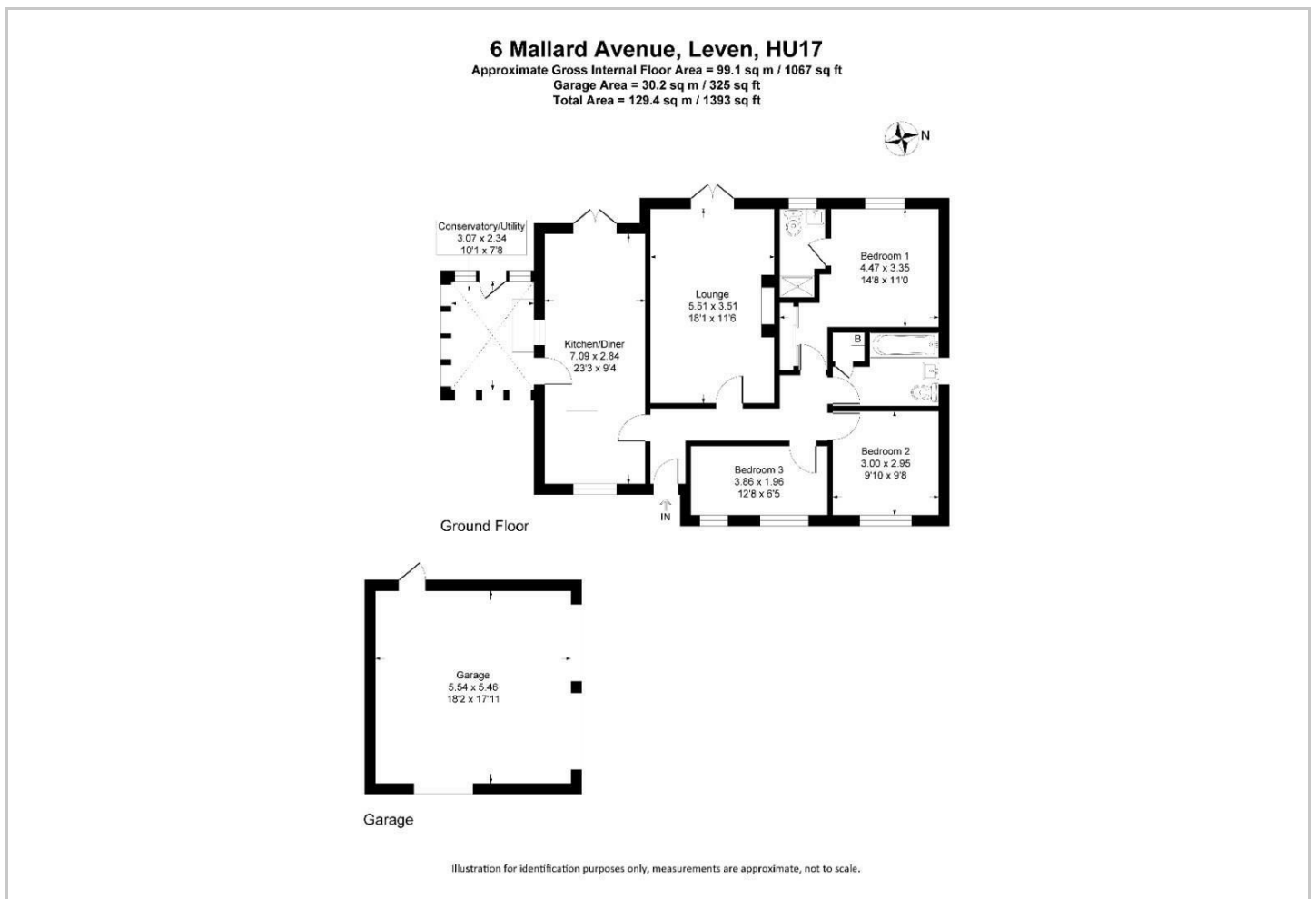
Hybrid Map



Terrain Map



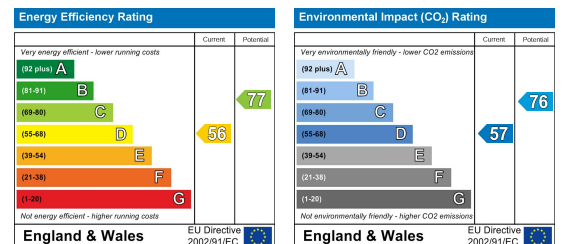
Floor Plan



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.