

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Wyth Carr Grove

Beverley, HU17 8BP

Offers In The Region Of £425,000



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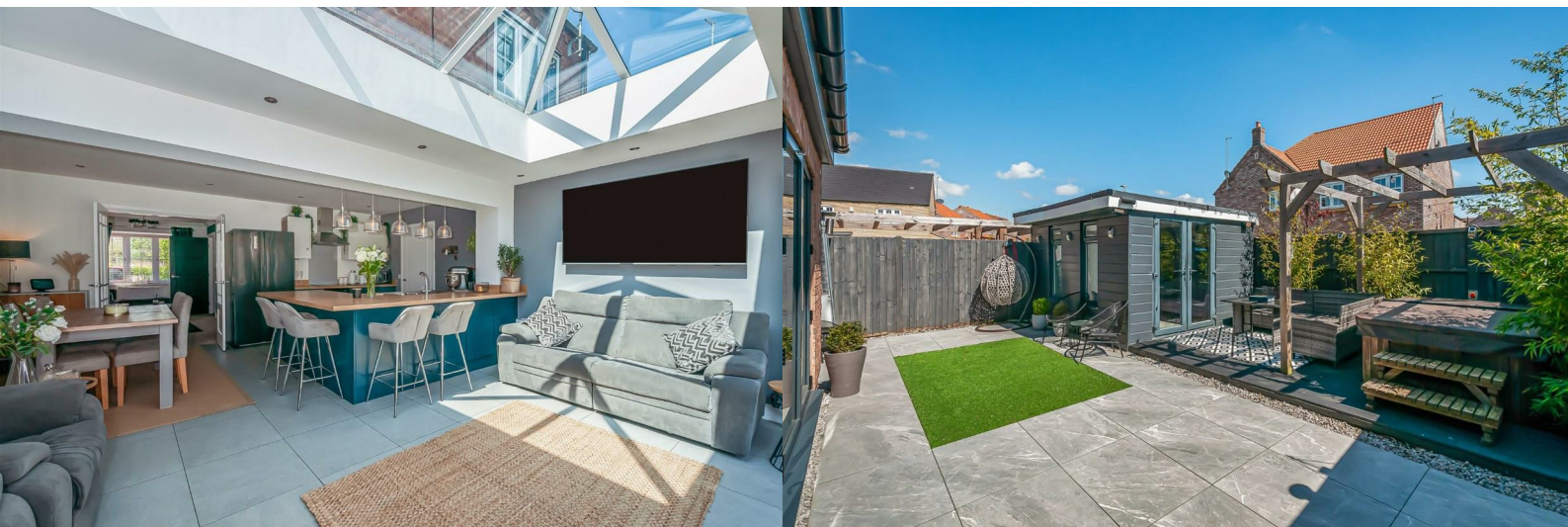


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Council Tax: D



# 1 Wyth Carr Grove

Beverley, HU17 8BP

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## ENTRANCE HALL

Composite door, coving, stairs to first floor landing, radiator and power points.

## DOWNSTAIRS TOILET

UPVC double glazed window to the rear aspect, tiled walls, low flush WC, wash hand basin with pedestal and heated towel rail.

## LOUNGE

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

## KITCHEN/DINER

Bi-folding doors, sky light, tiled flooring, range of wall and base units with roll top work surfaces, sink and drainer unit, island unit, integrated dishwasher, space for fridge/freezer, electric oven, electric hob, vertical radiator, extractor hood and power points.

## UTILITY ROOM

UPVC door to the side aspect, range of wall and base units with roll top work surfaces, sink and drainer unit, space for washing machine, radiator and power points.

## FIRST FLOOR LANDING

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

## BEDROOM ONE

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

## EN SUITE

UPVC double glazed opaque window to the side aspect, tiled walls, tiled flooring, fully tiled shower cubicle with power, low flush WC, wash hand basin with pedestal, heated towel rail and extractor fan.

## BEDROOM TWO

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

## BEDROOM THREE

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

## BEDROOM FOUR

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

## BATHROOM

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

## GARDEN

Low maintenance garden, side access, patio area, hot tub and power points.

## GARAGE

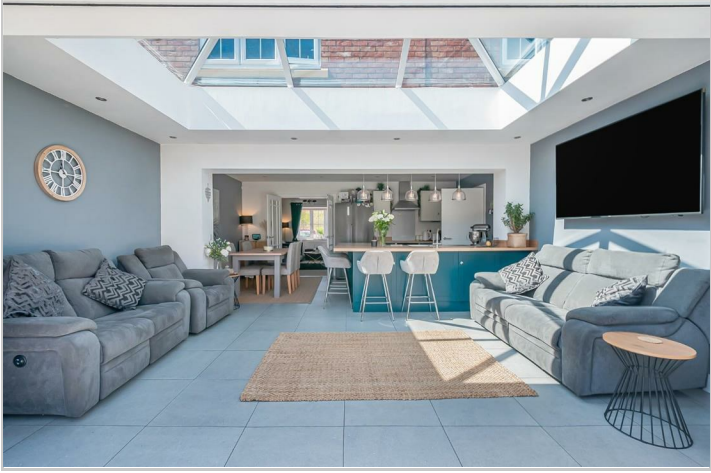
Electric roller with power and lighting.

## PARKING

Driveway allocated for 4 vehicles.

## Material Information - Hunters Beverley

Tenure Type; freehold



## Road Map



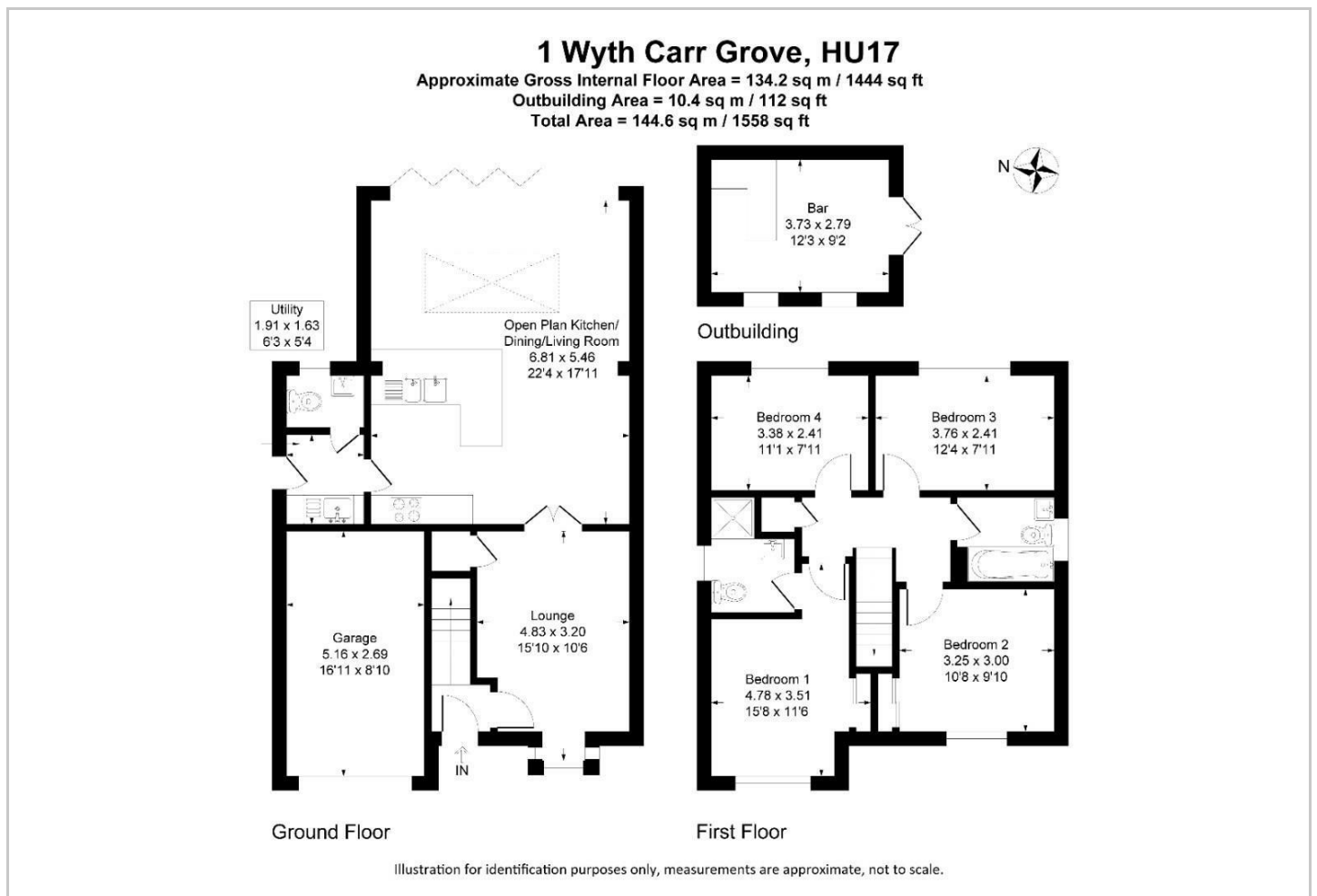
## Hybrid Map



## Terrain Map



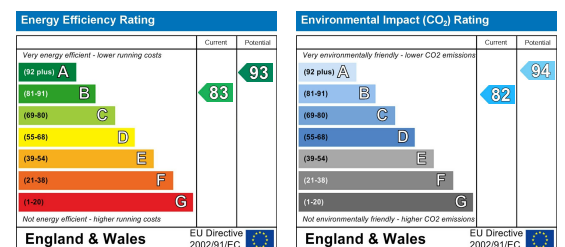
## Floor Plan



## 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.