

# HUNTERS®

HERE TO GET *you* THERE



## Foley Avenue

Beverley, HU17 8FA

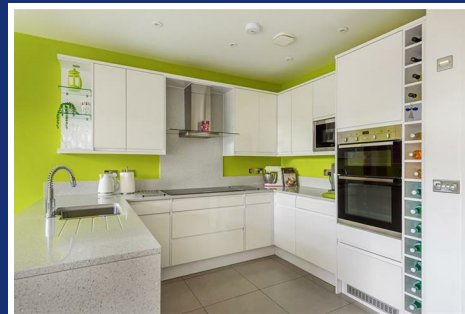
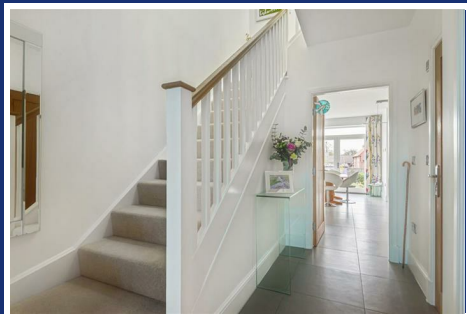
Offers Over £550,000



# 20 Foley Avenue

Beverley, HU17 8FA

Offers Over £550,000



## ENTRANCE HALL

Composite front entrance door, alarm point, radiator, tiled floor, cloak cupboard, power points and stairs to the first floor landing.

## SNUG

Double glazed window to the front aspect, radiator, telephone point, TV point and power points.

## DOWNSTAIRS W/C

Low flush W/C, wall mounted wash hand basin, heated towel rail, tiled floor and extractor fan.

## KITCHEN/DINING ROOM

Wooden double glazed window to the rear aspect, French doors opening on to the garden, tiled floor, underfloor heating, radiators, range of wall and base units with Silestone work surfaces, 1.5 bowl sink unit, integrated fridge / freezer, induction hob, double electric oven, microwave, extractor hood, extractor fan and power points.

## UTILITY ROOM

Double glazed door to the rear aspect, double glazed window to the rear aspect, radiator, tiled floor, Kinetico water softener, range of wall and base units with Silestone work surfaces, tiled splash back, space for washing machine and tumble dryer, power points and door into the garage.

## LANDING

Radiator, power points and stairs to the second floor landing.

## LOUNGE

Wooden double glazed sliding door opening on to the rear aspect balcony, double glazed window to the rear aspect, radiators, telephone point, TV point and power points.

## BEDROOM 1

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

## DRESSING ROOM

Double glazed window to the front aspect, fitted wardrobes, vanity unit, radiator and power points.

## EN SUITE

Wooden double glazed window to the front aspect, heated towel rail, tiled floor, underfloor heating, vanity units, fully tiled shower cubicle with power shower, low flush W/C, wall mounted wash hand basin, tiled walls, shaver point and extractor fan.

## BEDROOM 2

Wooden double glazed window to the rear aspect, fitted wardrobes, radiator and power points.

## BATHROOM

Heated towel rail, tiled floor, underfloor heating, three piece bathroom suite comprising; panel enclosed bath with mixer taps and shower attachment, low flush W/C, wall mounted hand wash basin, tiled walls, shaver point and extractor fan.

## SECOND FLOOR LANDING

Loft access.

## BEDROOM 3

Wooden double glazed window to the front aspect, study units, fitted wardrobes, radiator and power points.

## BEDROOM 4

Wooden double glazed window to the rear aspect, airing cupboard housing boiler, fitted wardrobes, radiator and power points.

## SHOWER ROOM

Shower cubicle with rainfall shower, heated towel rail, low flush WC, wall mounted hand wash basin, tiled floor, underfloor heating and extractor fan.

## GARDEN

Rear garden which has been landscaped with plant and shrub borders, patio area, outside lights, outside tap and power points. Gate access.

## GARAGE

Electric up and over door, storage shelving, power and lighting.

## ADDITIONAL

Service charge £496 per year which is paid in two half yearly instalments of £248.

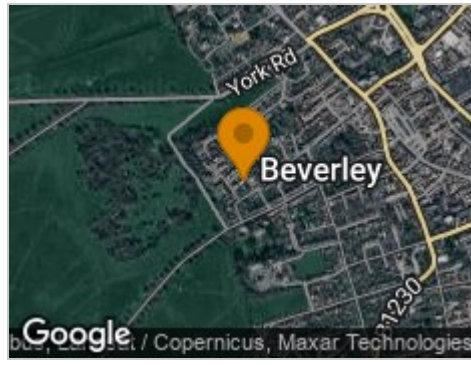
**\*\*LOCATED IN THE EXCLUSIVE WESTWOOD PARK DEVELOPMENT, THIS LUXURY FOUR BEDROOM PROPERTY BOASTS AN ATTRACTIVE LANDSCAPED GARDEN AND SPACIOUS ACCOMODATION THROUGH-OUT!\*\*** This immaculate four bedroom property resides down an exquisite street on the modern Westwood Park development and offers spacious accommodation across three floors, as well as an architecturally landscaped garden of exceedingly high standard. This home is located moments away from the glorious Westwood Pastures as well as the wide variety of shops, restaurants, public houses and coffee houses that the Georgian town centre has on offer, with so much to see and do this property is perfect for those who seek a balance of country and town life. Inside, the home is warm and welcoming and briefly comprises: entrance hall, snug, downstairs WC, kitchen / dining room, utility, first and second floor landings, lounge, four bedrooms, one with en suite and dressing room, bathroom, shower room, garden and garage. Avoid disappointment and book your viewing now, as these properties are very popular!!



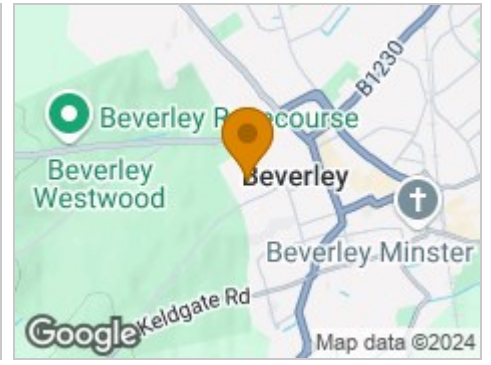
## Road Map



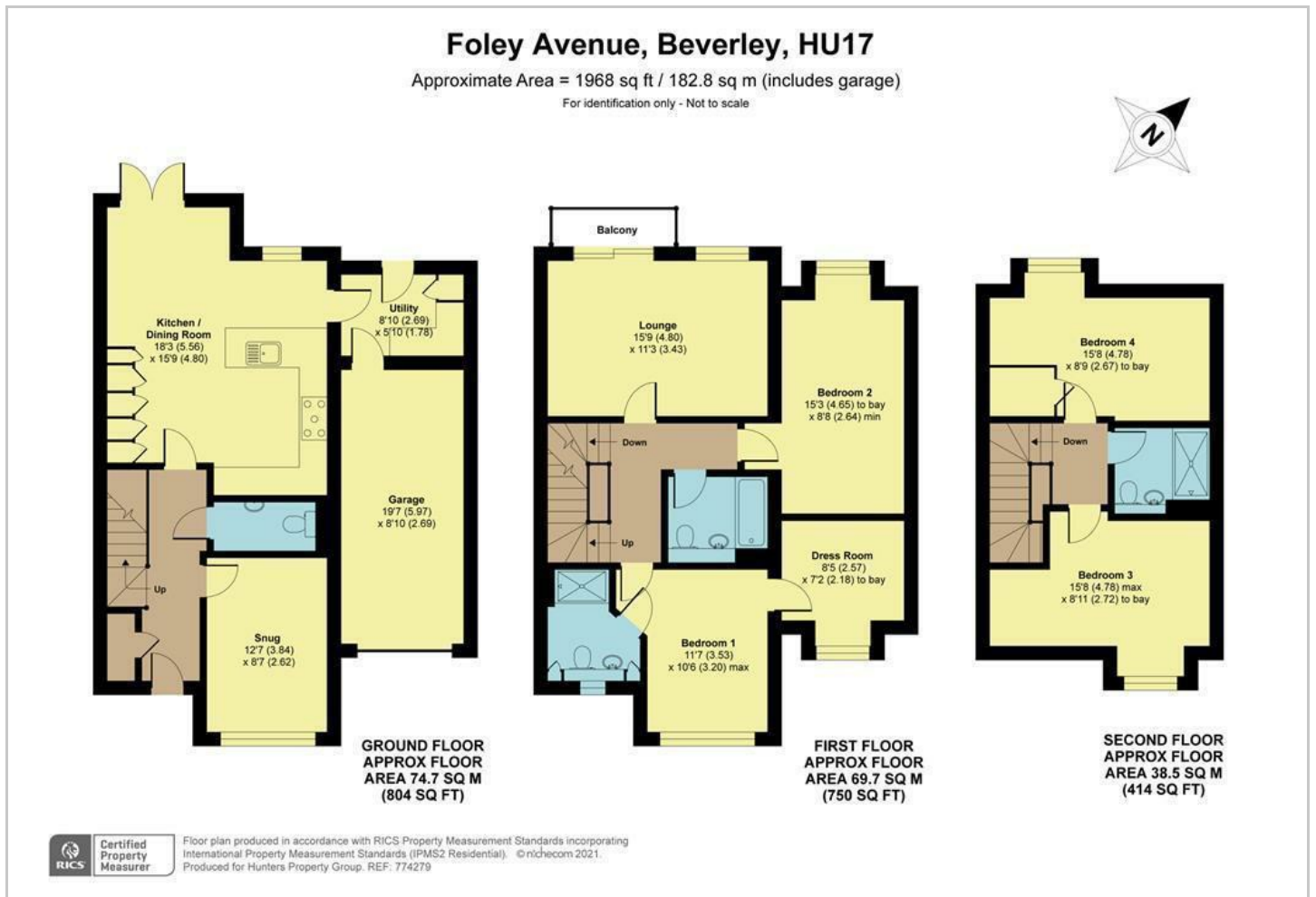
## Hybrid Map



## Terrain Map



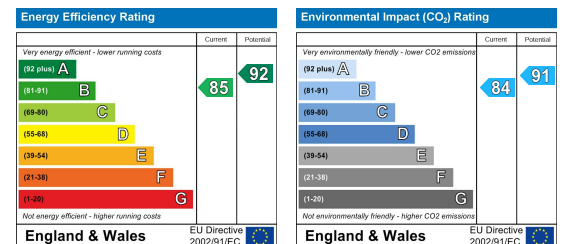
## Floor Plan



## 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.