

# HUNTERS®

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## Ash Close

Beverley, HU17 9RA

Offers Over £295,000



Council Tax:





# 7 Ash Close

Beverley, HU17 9RA

Offers Over £295,000



## Internal Hall

UPVC front door, coving and radiator.

## Guest Toilet

Coving, part tiled walls, low flush WC, wash hand basin with vanity unit, heated towel rail and extractor fan.

## Lounge

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

## Dining Room

Coving, fitted wardrobes, radiator and power points.

## Kitchen

UPVC double glazed bay window to the front aspect, coving, range of wall and base units with granite work surfaces, tiled splash back, breakfast bar feature, sink and drainer unit, integrated dishwasher, integrated fridge/freezer, electric oven, electric hob, extractor hood, radiator and power points.

## Utility Room

UPVC double glazed window to the front aspect, coving, range of wall and base units with roll top work surfaces, tiled splash backs, sink and drainer unit, space for washing machine, space for tumble dryer, boiler, extractor fan and power points.

## Bedroom One

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

## Bedroom Two

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

## Bathroom

UPVC double glazed window to the side aspect, tiled walls, four piece bathroom suite comprising; panel enclosed bath with mixer taps and shower over, shower cubicle with mains shower, low flush WC, wash hand basin with vanity unit, heated towel rail and extractor fan.

## Garden Room

UPVC double glazed window to the rear aspect, French doors onto garden, Velux to the side aspect, coving, radiator, TV point and power points.

## Garden

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

## Garage

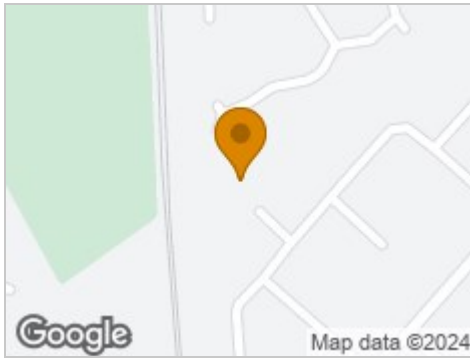
Up and over door with power and lighting.

## Parking

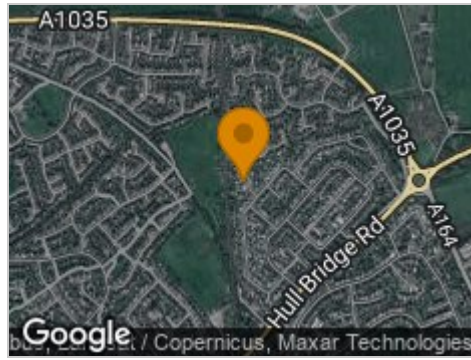
Allocated parking for two vehicles.



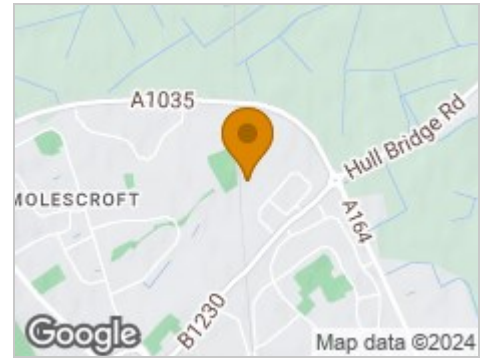
## Road Map



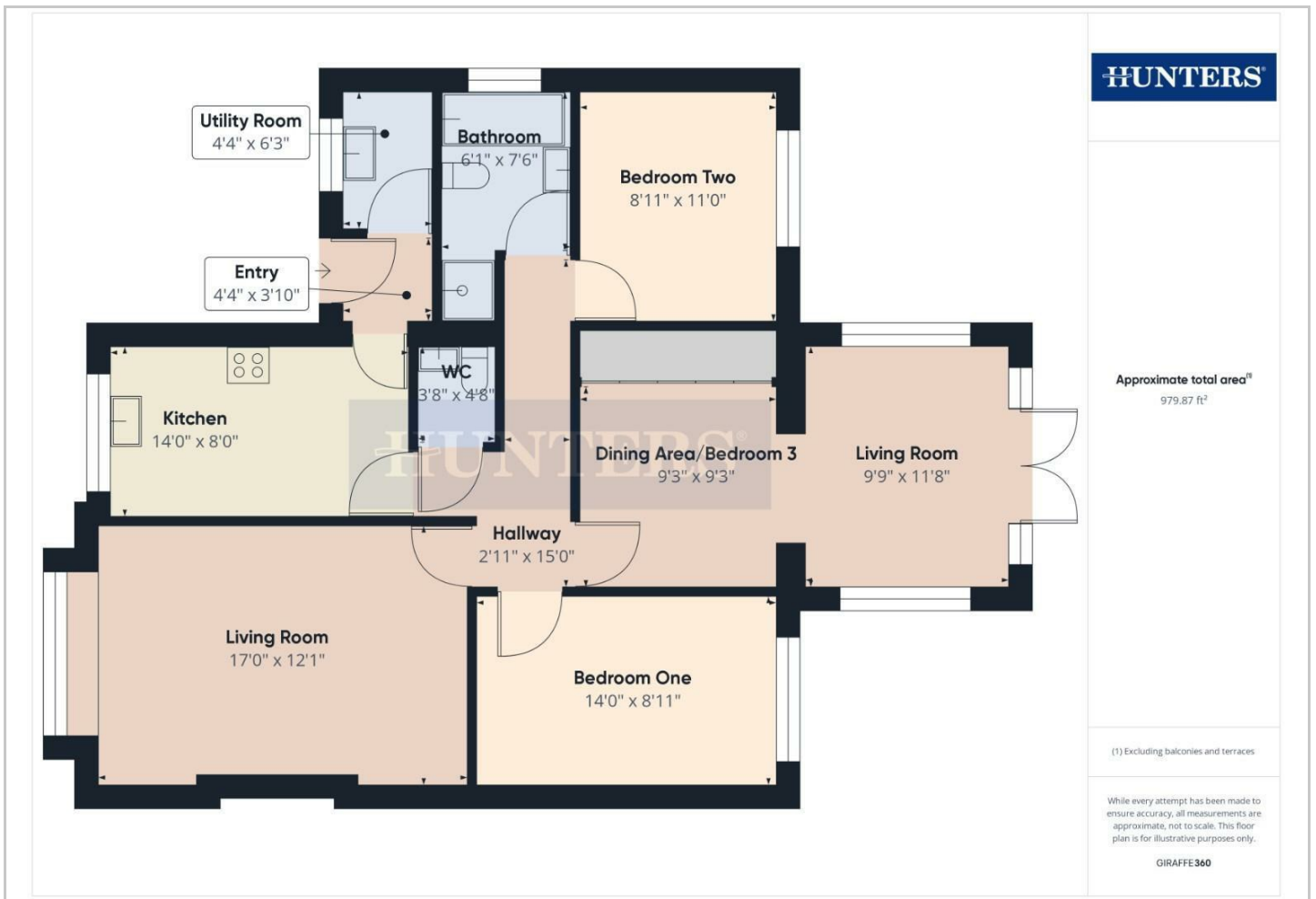
## Hybrid Map



## Terrain Map



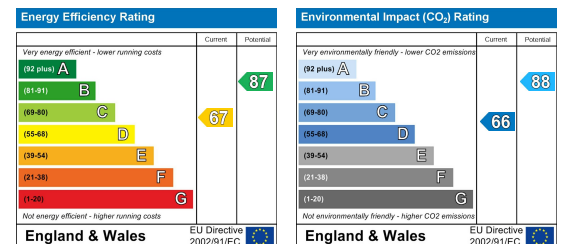
## Floor Plan



## 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.