

# HUNTERS®

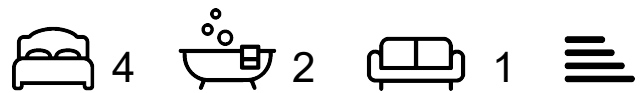
HERE TO GET *you* THERE



## Burden Road

Beverley, HU17 9LA

Offers In The Region Of £185,000



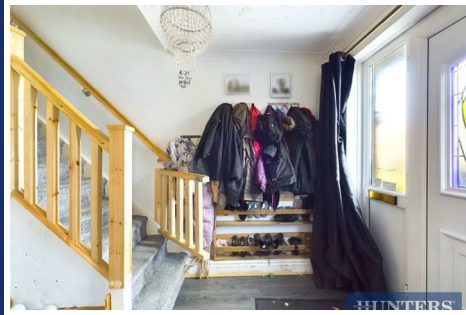
Council Tax:



# 31 Burden Road

Beverley, HU17 9LA

Offers In The Region Of £185,000



## Entrance Hall

UPVC front door, laminate laid wood style flooring, stairs to first floor landing, radiator and power points.

## Lounge/ Diner

UPVC double glazed bay window to the rear aspect, coving and textured ceiling, laminate laid style flooring, duel fuel burner, radiator, TV point and power points.

## Kitchen

UPVC double glazed window to the rear aspect, laminate laid wood style flooring, range of wall and base units with roll top work surfaces, tiled splash back, sink and drainer unit, plumbed for washing machine, plumbed for dishwasher, space for fridge/freezer and space for gas cooker.

## Bedroom One

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

## En Suite

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

## Bedroom Three

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

## Bedroom Four

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

## Bathroom

UPVC double glazed opaque window to the rear aspect, tiled walls, vinyl flooring, three piece bathroom suite comprising; bath with mixer taps, electric shower, low flush WC, wash hand basin with pedestal and radiator.

## Conservatory

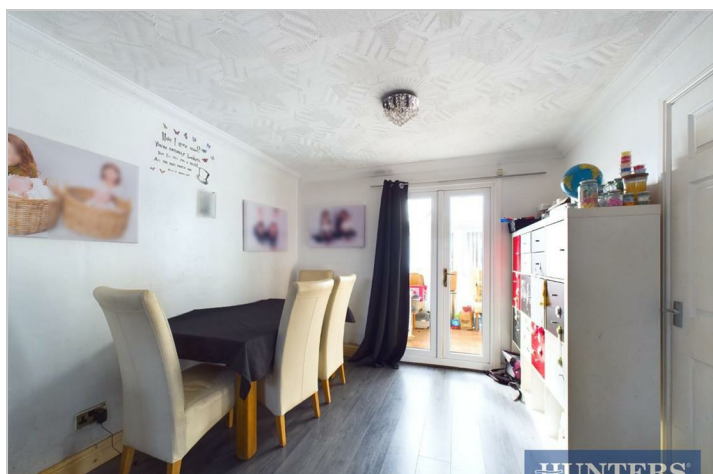
UPVC double glazed windows to the side aspect, French doors onto garden, tiled flooring and power points.

## Garden

Mainly laid to lawn with plant and shrub borders, side access, coal store and outside tap.

This delightful 4-bedroom house is brimming with potential. Boasting a generous reception room, this property offers the perfect canvas for creating a warm and inviting family home. With ample space for all your needs, including family gatherings in the garden, or the potential for a beautiful place to relax with a cup of tea.

This property is a gem waiting to be polished. Don't miss the opportunity to turn this house into your dream home in the heart of Beverley.



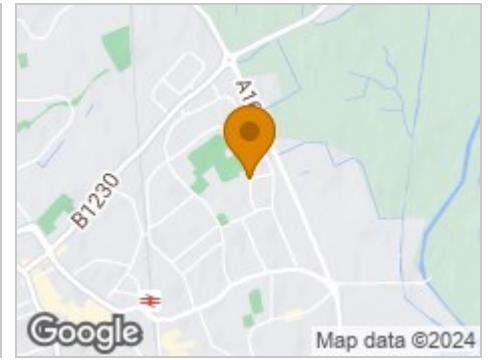
## Road Map



## 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.