

# HUNTERS®

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## Marson Drive

Beverley, HU17 0ZW

Offers In The Region Of £260,000



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## Entrance hall

Composite door to the front aspect, radiator, power points and stairs to the first floor landing.

## Lounge

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

## Kitchen/Diner

UPVC window to the rear aspect, French doors onto the garden, vinyl flooring, radiator, range of wall and base units with roll top work surfaces, integrated fridge/freezer, integrated dish washer, integrated washing machine, gas hob with electric oven. and understairs cupboard.

## First Floor Landing

Airing cupboard, loft access and power points.

## Bedroom One

UPVC window to the rear aspect, radiator, power point and fitted wardrobes.

## Ensuite

UPVC window to the side aspect, vinyl

flooring, low flush WC, wash hand basin with pedestal, double shower with rainfall.

## Bedroom Two

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

## Bedroom Three

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

## Bathroom

UPVC window to the rear aspect, vinyl flooring, radiator, three piece suit comprising of; low flush WC, wash hand basin with pedestal and shower over bath with mixer taps.

## Rear Garden

Mainly laid to lawn, porcelain tile patio area and a wooden shed.

## Driveway

Driveway for multiple cars

Material Information - Hunters Beverley

Tenure Type; Freehold

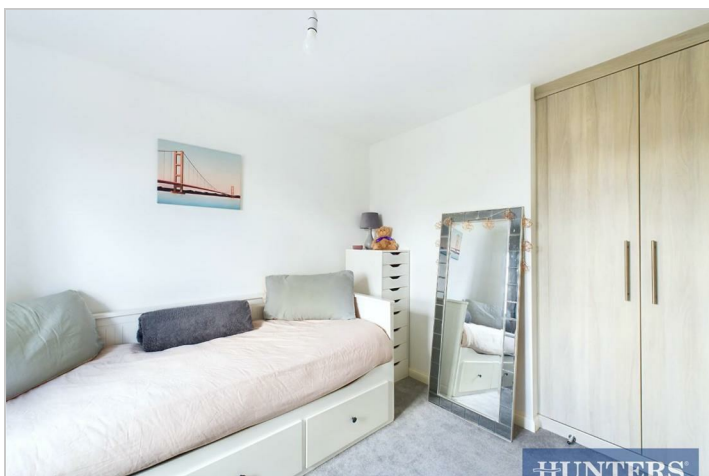
Council Tax Banding;

A charming location for this delightful three-bedroom semi-detached house. This Bovis home boasts a lovely open outlook to the front, providing a picturesque setting for your new abode.

Upon entering, you'll find a spacious reception room perfect for entertaining guests or relaxing with your loved ones. With three cosy bedrooms, there's ample space for the whole family to unwind and make themselves at home.

No need to worry about queuing for the bathroom in the morning, as this property features two bathrooms, ensuring convenience and comfort for all residents.

This property is being offered chain-free, meaning you can move in hassle-free and start enjoying all that this lovely home has to offer. Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful space.



## Road Map



## Hybrid Map



## Terrain Map



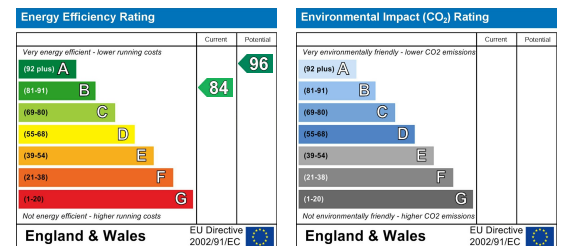
## Floor Plan



## 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.