

# HUNTERS®

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## Mace View

Beverley, HU17 8YP

Offers Over £365,000





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## Entrance Hall

UPVC front entrance door, radiator, power points and stairs ascending to the first floor landing.

## Downstairs WC

UPVC double glazed window to the front aspect, tiled flooring, low flush WC and wash hand basin with pedestal.

## Lounge

UPVC double-glazed window to the front aspect, coving, radiator, gas feature fireplace, TV point, power points and archway leading to the dining room.

## Dining Room

Double-glazed sliding doors opening to the garden, coving, radiator and power points.

## Office/Snug

Double-glazed French doors opening to the garden, coving, radiator and power points. Oak flooring.

## Kitchen

UPVC double-glazed window to the rear aspect, wooden glazed door opening to the garden, tiled flooring, breakfast bar, a range of wall and base units with roll top work surfaces and tiled splash backs, sink and drainer unit, plumbed for washing machine, space for fridge freezer, electric oven and hob, extractor hood, under-stairs cupboard and power points.

## First Floor Landing

UPVC double glazed window to the side aspect, coving, airing cupboards housing the boiler, loft access and power points.

## Bedroom 1

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

## En Suite

UPVC double-glazed window to the side aspect, tiled walls, shower enclosure with power shower, low flush WC, wash hand basin with vanity unit, inset mirrored cabinet with USB and extractor fan.

## Bedroom 2

UPVC double-glazed window to the front aspect, laminate wood style flooring, fitted cupboard, radiator and power points.

## Bedroom 3

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

## Bedroom 4

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

## Bathroom

UPVC double-glazed window to the rear aspect, three piece bathroom suite comprising; panel enclosed bath with mixer taps and shower over, low flush WC, wash hand basin with vanity unit, tiled walls, shaver point and extractor fan.

## Garden

Side entrance to the rear garden, mainly laid to lawn with plant and shrub borders, patio area, summer house, wooden shed, green house, cabin with power and lighting, outside tap, outside lights and power points. Views of the Minster.

Well situated at the end of a cul-de-sac, this superb detached house is a lovely family home. Located only minutes away from convenient shops, primary and secondary schools, and the bustling market town of Beverley.

With 2 large reception rooms, 4 bedrooms, and 2 bathrooms, this property offers ample space for comfortable family living.

One side of the long central entrance leads to a beautifully designed open plan living and dining area. Perfect for entertaining guests or simply relaxing with your family. To the other side, a lovely garage conversion to an office, featuring patio doors and an oak laminated floor. Perfect for working from home or converting to a spacious third reception room.

One of the standout features of this home is its large private gardens, complete with a delightful summer house and a large family log cabin.

Relax in the spacious garden while viewing and listening to the lovely gentle sound of the bells chiming from Beverley Minister.

Parking will never be an issue with a large drive and ample parking.

The house is a short walking distance to the town centre and schools.

Whether you're a young family looking for space to grow, or want a secluded peaceful location, this property ticks all the boxes. Don't miss out on the opportunity to own this delightful family home.



Road Map



Hybrid Map



Terrain Map



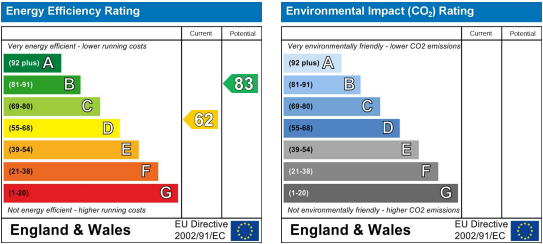
Floor Plan



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.