

# HUNTERS<sup>®</sup>

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## Jolley Drive

Beverley, HU17 8FS

Offers In The Region Of £265,000



3



2



1



C

Council Tax: D





# 5 Jolley Drive

Beverley, HU17 8FS

## Offers In The Region Of £265,000



### Entrance Hall

Composite entrance door, UPVC double glazed window to the front aspect, textured ceiling and radiator.

### Downstairs WC

UPVC double glazed window to the side aspect, radiator, low flush WC, wash hand basin and part tiled walls.

### Lounge / Diner

UPVC double-glazed window to the front aspect, coving, radiator, TV point and power points and stairs ascending to the first floor landing.

### Kitchen

UPVC double-glazed window to the rear aspect, radiator, a range of wall and base units with roll top work surfaces, tiled splash backs, plumbed for washing machine, space for fridge, electric oven, gas hob, extractor fan and power points.

### First Floor Landing

Radiator, airing cupboard, loft access and power points.

### Bedroom 1

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

### En-Suite

UPVC double-glazed window to the rear aspect, radiator, tiled shower enclosure with power shower, low flush WC, wash hand basin with pedestal and part tiled walls.

### Bedroom 2

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

### Bedroom 3

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

### Bathroom

UPVC double-glazed rear, radiator, a three piece bathroom suite comprising; panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin with pedestal and extractor fan.

### Garage

Roller door, boiler, power and lighting.

### Material Information - Hunters Beverley

Tenure Type; Freehold

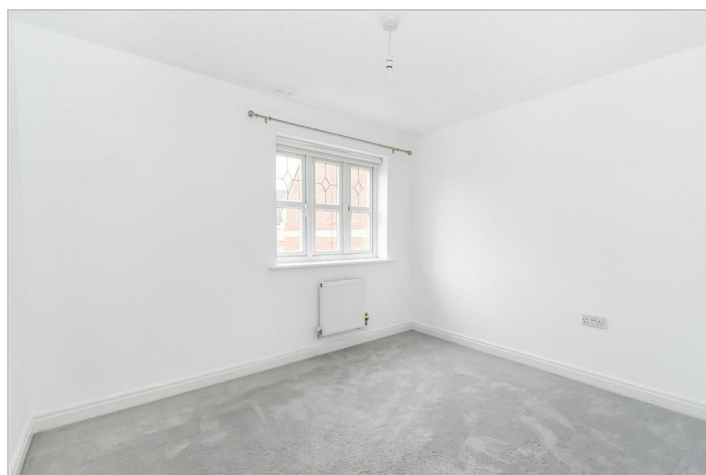
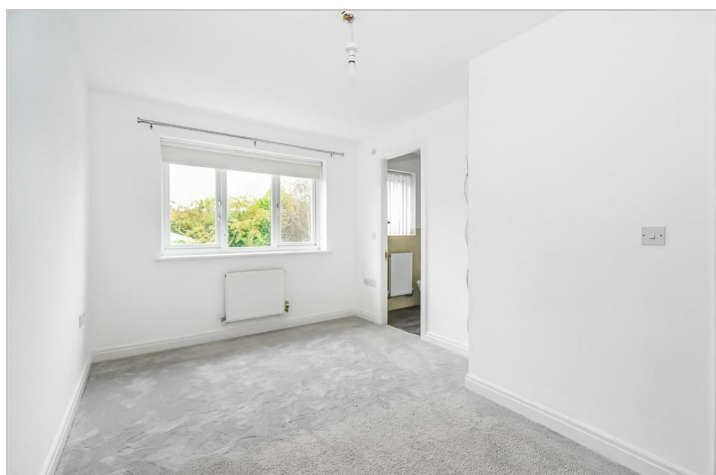
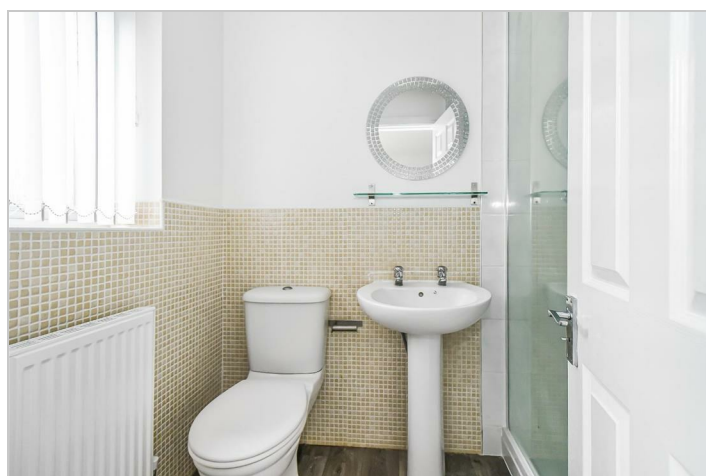
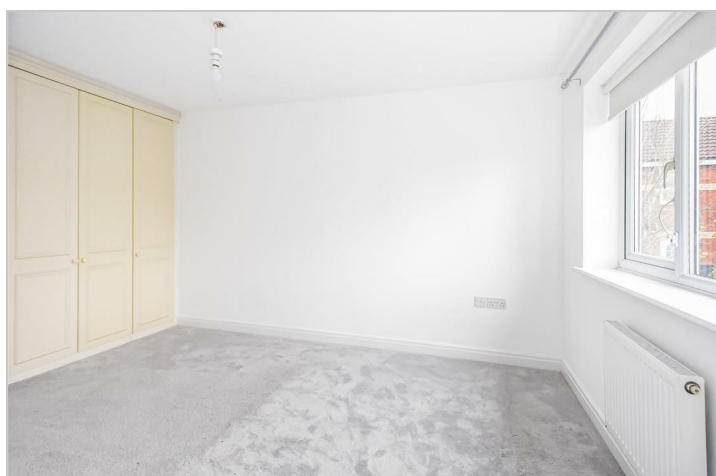
Council Tax Banding; D

Nestled in the highly desirable Jolley Drive area on Beverley's East/West side, this modern, detached three-bedroom home combines convenience with charm. Ideally located for families, it's close to some of the town's most respected schools, superb road connections, and an array of local shops and supermarkets, as well as easy access to Beverley's vibrant town centre.

Positioned in a peaceful cul-de-sac, the property boasts bright and generously proportioned living spaces throughout. The ground floor features an inviting entrance hallway, a convenient guest WC, and a spacious lounge/dining area with a central staircase leading to the first floor. The well-equipped kitchen provides ample workspace and storage.

Upstairs, you'll find three well-sized bedrooms, including a master, complete with en-suite facilities, alongside a family bathroom.

Outside, the property benefits from a private rear garden, a single garage, and a driveway offering off-road parking. With no onward chain, this property presents a fantastic opportunity for first-time buyers, families looking to upsize, or those seeking to downsize to a welcoming, versatile home in a prime Beverley location.



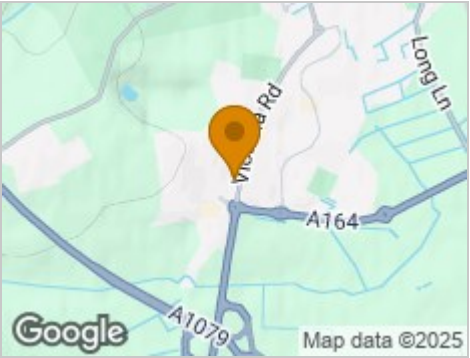
Road Map



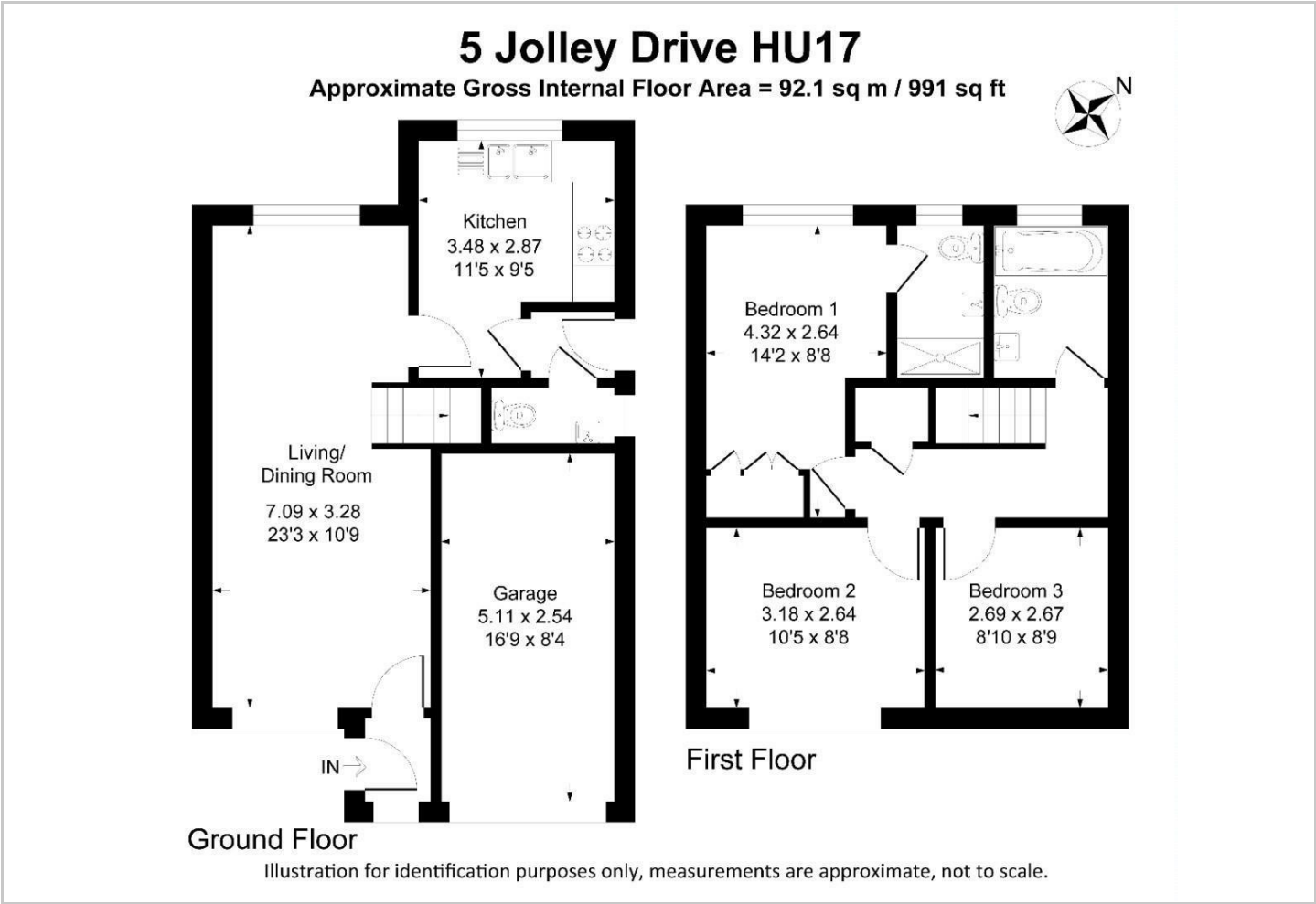
Hybrid Map



Terrain Map



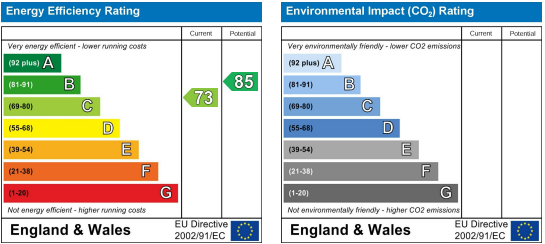
Floor Plan



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.