

HUNTERS®

HERE TO GET *you* THERE



Wentworth Close

Beverley, HU17 8XB

Offers In The Region Of £375,000



12 Wentworth Close

Beverley, HU17 8XB

Offers In The Region Of £375,000



Entrance Hall

UPVC front door.

Downstairs Cloakroom

Reception Room

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

Lounge

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

Kitchen/Diner

UPVC double glazed window to the rear aspect, French doors onto garden, coving and textured ceiling, Karndean flooring, range of wall and base units with roll top work surfaces, sink and drainer unit, integrated dishwasher, space for fridge/freezer, electric oven, gas hob, extractor hood and power points.

Utility Room

Door onto garden, coving, Karndean flooring, range of wall and base units with roll top work surfaces, tiled splash back, space for washing machine, space for tumble dryer, radiator and power points.

First Floor Landing

UPVC double glazed window to the front aspect, coving and textured ceiling, Karndean flooring, loft access, airing cupboard, radiator and power points.

Bedroom One

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

En Suite

UPVC double glazed opaque window to the side aspect, Karndean flooring, low flush WC, wash hand basin with pedestal, radiator and extractor fan.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Wetroom

Coving, tiled walls, Karndean flooring, low flush WC, wash hand basin with pedestal, heated towel rail and extractor fan.

Conservatory

Door to the side aspect, radiator and power points.

Garden

Mainly laid to lawn with plant and shrub borders, side access, decking, patio area, outside tap and outside lighting.

Solar Panels

The solar panels are owned by the current owners so are included as part of the house sale and are on a Feed-In Tariff. Averaging just over £200 per quarter approximately.

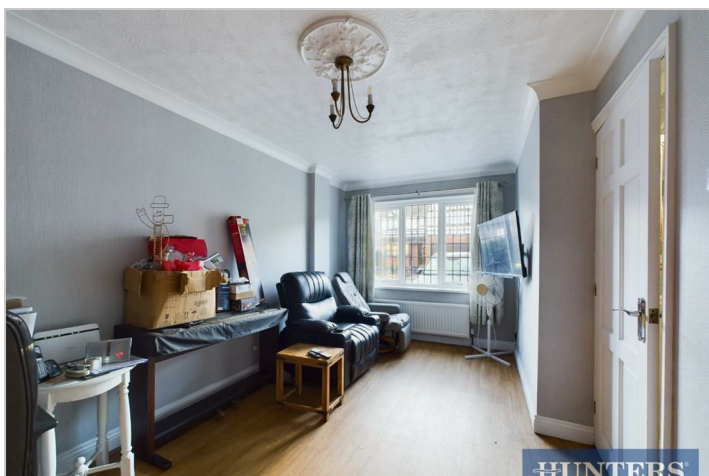
Tel: 01482 861411

This splendid four-bedroom detached house presents a remarkable opportunity for those seeking a family home in a tranquil setting. Situated off Lincoln Way, this property is located within a private cul-de-sac, ensuring peace and privacy for its residents.

Upon entering, you are greeted by two spacious reception rooms, perfect for both entertaining guests and enjoying quiet family evenings. The layout of the home is thoughtfully designed, providing ample space for relaxation and social gatherings. The four well-proportioned bedrooms offer comfortable living quarters, making it an ideal choice for families of all sizes.

The property boasts two shower rooms, The overall design and features of the home create a warm and inviting atmosphere, making it easy to envision a life filled with cherished memories.

The surrounding area is known for its community spirit and accessibility to local amenities, including shops, schools, and parks, making it a perfect location for families. With its attractive setting and spacious interiors, this detached house on Wentworth Close is not just a property; it is a place where you can truly feel at home. Do not miss the chance to make this wonderful residence your own.



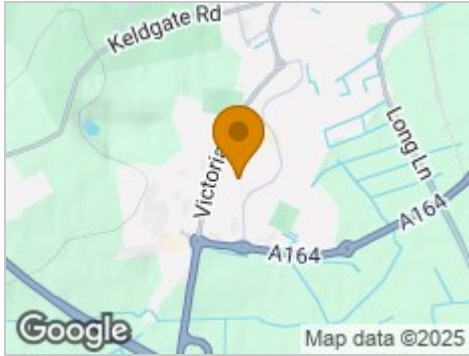
Road Map



Hybrid Map



Terrain Map



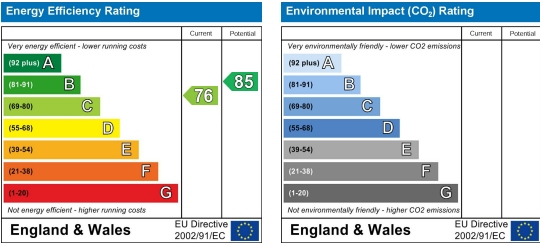
Floor Plan



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.