

# HUNTERS®

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## Cherry Garth

Beverley, HU17 0EP

Offers In The Region Of £175,000



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## Entrance Hall

UPVC double-glazed front entrance door, coving, radiator and stairs ascending to the first floor landing.

## Lounge

UPVC double-glazed bay window to the front aspect, coving, radiator, feature fireplace, dado rail, TV point and power points.

## Dining Room

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

## Kitchen

UPVC double-glazed window to the rear aspect, double-glazed door opening to the garden, a range of wall and base units with roll top work surfaces, tiled splash backs, cupboard housing boiler, plumbed for washing machine, sink and drainer unit, integrated fridge, electric oven, gas hob, extractor hood and power points.

## First Floor Landing

UPVC double-glazed window to the side aspect, coving, dado rail, airing cupboard and loft access.

## Bedroom 1

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

## Bedroom 2

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

## Bedroom 3

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

## Bathroom

UPVC double-glazed window to the rear, panel enclosed bath with mixer taps and electric shower over, low flush WC, wash hand basin with pedestal, heated towel rail and part tiled walls.

## Garage

Up and over door, power and lighting.

## Parking

Off road parking for two vehicles.

## Garden

Side entrance to the rear low maintenance garden, which is paved, outside tap, outside light and wooden shed.

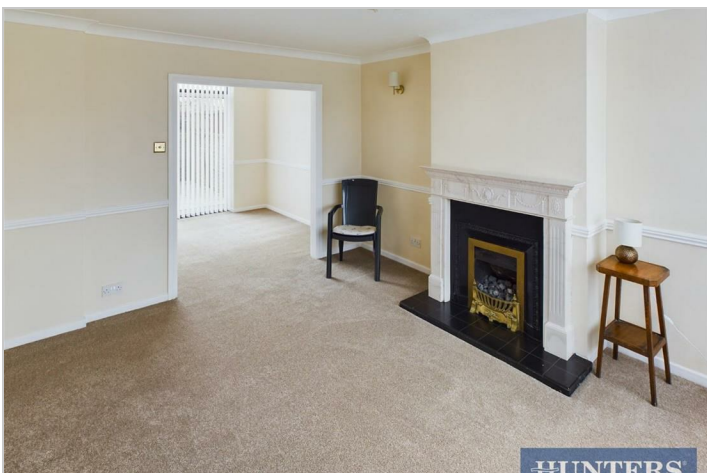
Tel: 01482 861411



This charming three-bedroom semi-detached home, complete with a garage and off-road parking, is an ideal choice for first-time buyers, those looking to downsize, or investors. Situated just a short walk from the town centre and the Flemington development, it offers easy access to all local amenities.

Offered with no onward chain, the property is ready to move into, allowing you to settle in comfortably while adding your own personal touch. The accommodation includes an entrance hall, an open-plan lounge/dining area, a fitted kitchen, three bedrooms, and a family bathroom.

Outside, a low-maintenance garden provides the perfect spot to relax and unwind.



Road Map



Hybrid Map



Terrain Map



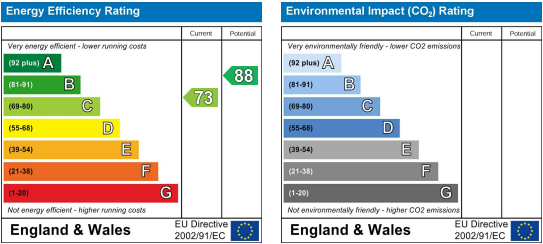
Floor Plan



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.