

HUNTERS®

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Churchfields

Tickton, Beverley, HU17 9SX

Offers In The Region Of £365,000



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Front Garden

Mainly Laid to lawn with plant and shrub borders.

Entrance Hall

UPVC front door, coving, stairs to first floor landing, radiator and power points.

Downstairs Cloakroom

Low flush WC, wash hand basin with pedestal, coving, radiator and extractor fan.

Study

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

Lounge

UPVC bay windows to the front and side aspects, French doors to dining room, coving, gas feature fireplace, radiator, TV point and power points.

Dining Room

Double glazed sliding doors to conservatory, coving, radiator and power points.

Conservatory

UPVC double glazed window to the rear aspect, laminate flooring and power points.

Kitchen

UPVC double glazed window to the rear aspect, coving, range of wall and base units with roll top work surfaces, tiled splash back, pantry cupboard, sink and drainer unit, integrated dishwasher, integrated fridge, electric oven, 5 ring gas hob, extractor hood and power points.

Utility Room

UPVC double glazed window to the rear aspect, double glazed door to garden, loft access, range of wall and base units with roll top work surfaces, tiled splash backs, sink and drainer unit, space for washing machine, space for fridge freezer, radiator and power points.

First Floor Landing

Coving, stairs to loft, airing cupboard and power points.

Bedroom One

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

Ensuite

UPVC double glazed window to the side aspect, fully tiled shower cubicle with power, low flush WC, wash hand basin with vanity unit, heated towel rail, extractor fan and shaver point.

Bedroom Two

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

Bedroom Three

UPVC double glazed window to the rear aspect, coving, laminate laid wood style flooring, fitted wardrobes, storage cupboard, radiator and power points.

Bedroom Four

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

Bathroom

UPVC double glazed opaque window to the rear aspect, radiator, part tiled walls, three piece bathroom suite comprising; panel enclosed bath with mixer taps and electric shower over, low flush WC, wash hand basin with pedestal and fitted cupboards.

Loft Room

Velux window to the rear aspect, laminate laid wood style flooring, storage into eaves, cupboard housing tank, radiator, TV point and power points.

Rear Garden

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

Garage

Double garage, electric roller doors with power and lighting.

Tel: 01482 861411

This delightful 4-bedroom house is the epitome of family living. Boasting 2 reception rooms and 2 bathrooms, this property offers ample space for both relaxation and entertainment.

The picturesque surroundings of this beautiful village, just a stone's throw away from the historic town of Beverley, provide the perfect setting for a tranquil yet convenient lifestyle. Whether you're looking to unwind in one of the reception rooms or retreat to one of the 4 cosy bedrooms, this house offers a warm and inviting atmosphere for all.

With its ideal location and spacious layout, this 4-bed house is a wonderful opportunity for a lovely family to create lasting memories in a home that truly embodies comfort and charm. Don't miss out on the chance to make this property your own and experience the best of village living near a historic town.



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.