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HERE TO GET *you* THERE



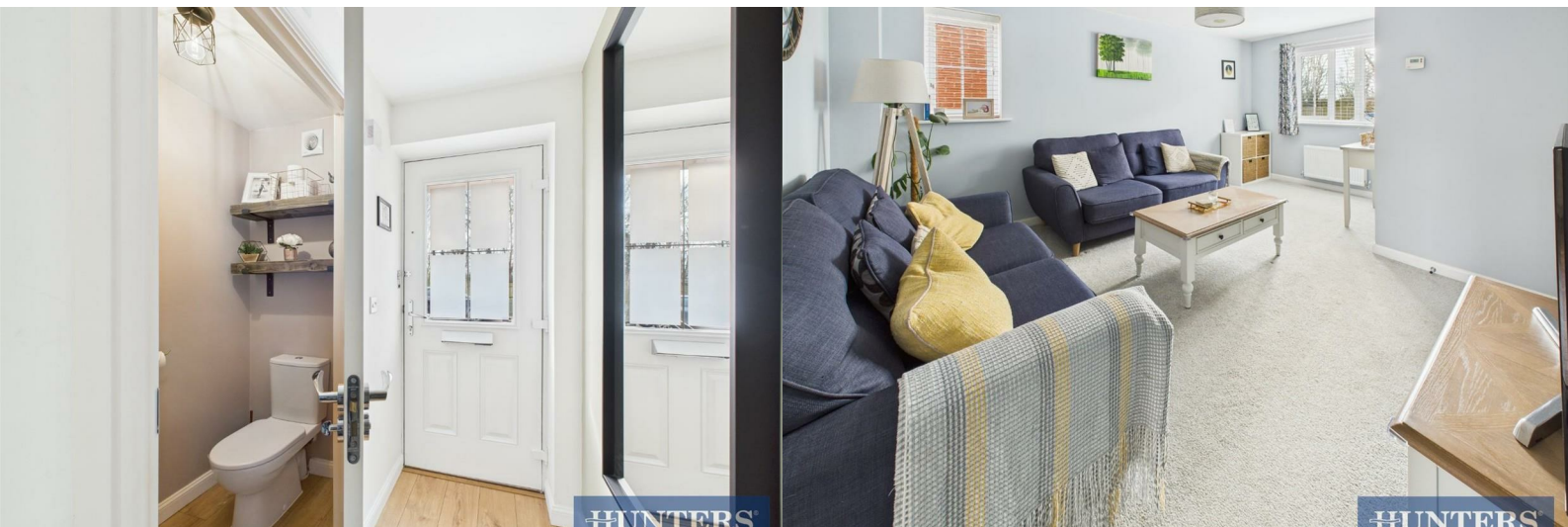
Magpie Avenue.

Beverley, HU17 8GG

Offers In The Region Of £240,000

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Council Tax: C



4 Magpie Avenue.

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Entrance Hall

UPVC front entrance door, laminate laid wood style flooring, radiator and power points.

Downstairs Cloakroom

Laminate laid wood style flooring, low flush WC, wash hand basin with pedestal, radiator and extractor fan.

Lounge

UPVC double-glazed windows to the front and side aspects, radiator, TV point and power points.

Kitchen/Diner

UPVC double-glazed window to the rear aspect, French doors opening onto the garden, cupboard housing boiler, a range of wall and base units with quartz work surfaces, tiled splash backs, sink and drainer unit, integrated washing machine, integrated fridge/freezer, electric oven, gas hob, radiator and power points.

First Floor Landing

Loft access, radiator and power points.

Bedroom One

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

En Suite

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

Bedroom Two

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

Bedroom Three

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

Bathroom

UPVC double-glazed window to the rear aspect, tiled walls, a three piece bathroom comprising; panel enclosed bath with mixer taps and mains shower over, low flush WC, wash hand basin with pedestal and heated towel rail.

Garden

Side entrance to the rear garden which is mainly laid to lawn with plant and shrub borders, patio area and outside tap.

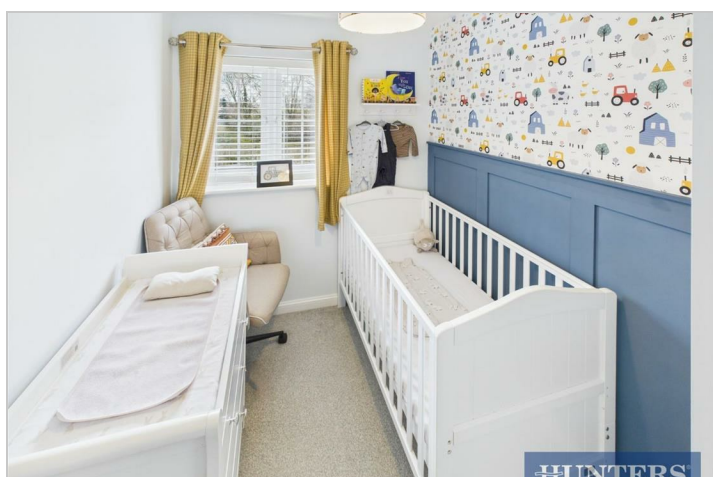
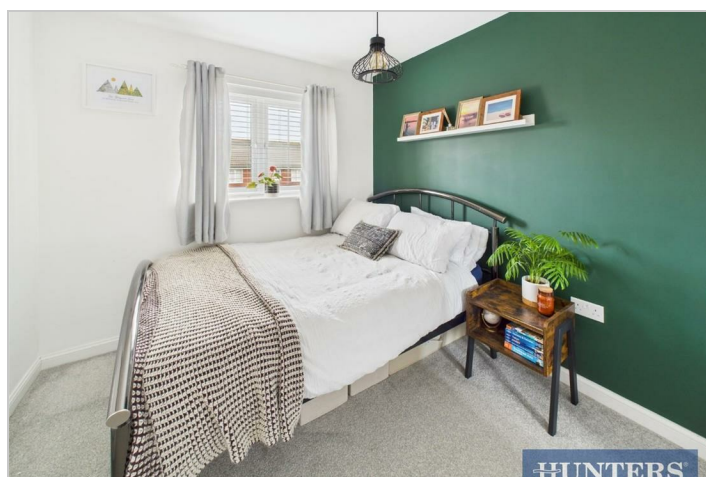
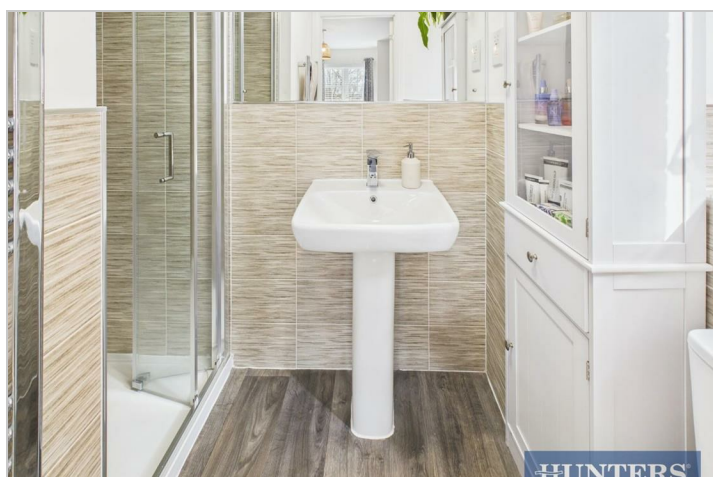
Parking

A driveway to the front provides off road parking for two vehicles.

This beautifully presented home is situated in a peaceful cul-de-sac within the Fallows Park development, just off Lincoln Way in Beverley. Offering an ideal opportunity for first-time buyers or those looking to downsize, the property has been thoughtfully enhanced by its current owners, creating a warm and inviting space ready for its next occupants to move straight in and enjoy.

The stylish and modern interior features an entrance hall, a bright and spacious living room, a well-appointed kitchen/diner, and a convenient ground-floor WC. Upstairs, the first-floor landing leads to three bedrooms, including a master with En-suite facilities, along with a contemporary family bathroom.

Externally, the property boasts a well maintained garden with a patio area—perfect for relaxing or entertaining—while a private driveway provides off-road parking for two vehicles.



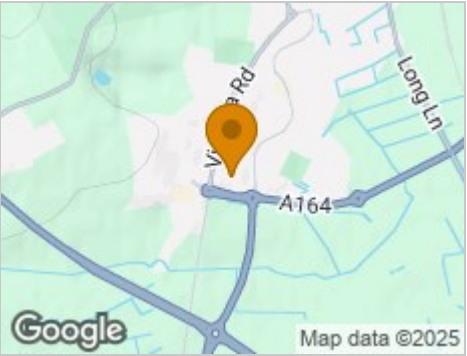
Road Map



Hybrid Map



Terrain Map



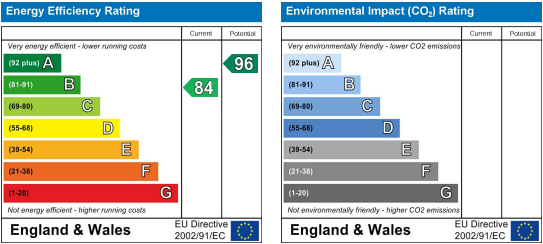
Floor Plan



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.