

# HUNTERS®

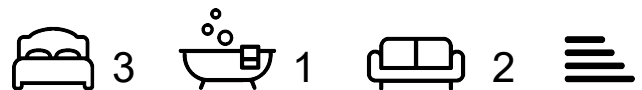
HERE TO GET *you* THERE



## Woodhall Drive

Beverley, HU17 7JF

Offers Over £260,000





# 6 Woodhall Drive

Beverley, HU17 7JF

Offers Over £260,000



## Entrance Hall

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

## Downstairs Cloakroom

Concrete flooring, low flush WC and wash hand basin.

## Lounge

UPVC double glazed bay window to the front aspect, coving, gas feature fireplace, radiator and power points.

## Dining Room

Coving radiator and power points.

## Kitchen

UPVC double glazed windows to the side and rear aspects, coving, laminate tile flooring, range of wall and base units with roll top work surfaces, tiled splash back, plumbed for washing machine, sink and drainer unit, cooking range, radiator and power points.

## First Floor Landing

UPVC double glazed window to the side aspect and power points.

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

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

## Bathroom

UPVC double glazed window to the rear aspect, tiled walls, vinyl flooring, three piece bathroom suite comprising; panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin, heated towel rail and extractor fan.

## Separate WC

UPVC double glazed window to the side aspect, tiled walls and loft hatch.

## Garden

Mainly laid to lawn with plant and shrub borders and workshop with UPVC double glazed window to the side aspect.

## Garage

Up and over door with power and lighting.

**CHAIN FREE\*\*HUGE POTENTIAL\*\*SEPARATE WORKSHOP\*\* DESIRABLE LOCATION\*\***

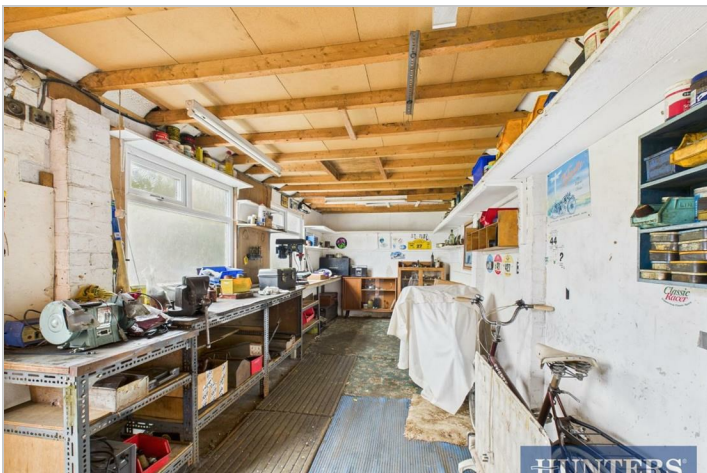
Located in the sought-after Molescroft area, this charming semi-detached house on Woodhall Drive presents an excellent opportunity for those seeking a family home with great potential. Boasting three well-proportioned bedrooms, this property is ideal for families or those looking to settle in a friendly community.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy living room or a vibrant dining space. The layout of the home allows for a seamless flow, making it perfect for both everyday living and special occasions.

The property features a well-appointed bathroom, ensuring convenience for all family members. With no onward chain, you can move in with ease and start making memories in your new home without delay.

The location is particularly appealing, as it is situated just off Woodhall Way, offering a peaceful residential setting while still being close to local amenities, schools, and parks. This makes it an ideal choice for families looking to enjoy the best of both worlds.

In summary, this delightful three-bedroom semi-detached house on Woodhall Drive is a fantastic opportunity for anyone looking to create their perfect family home in a desirable area. With its spacious reception rooms and potential for personalisation, this property is not to be missed.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1392 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.