

# HUNTERS®

HERE TO GET *you* THERE



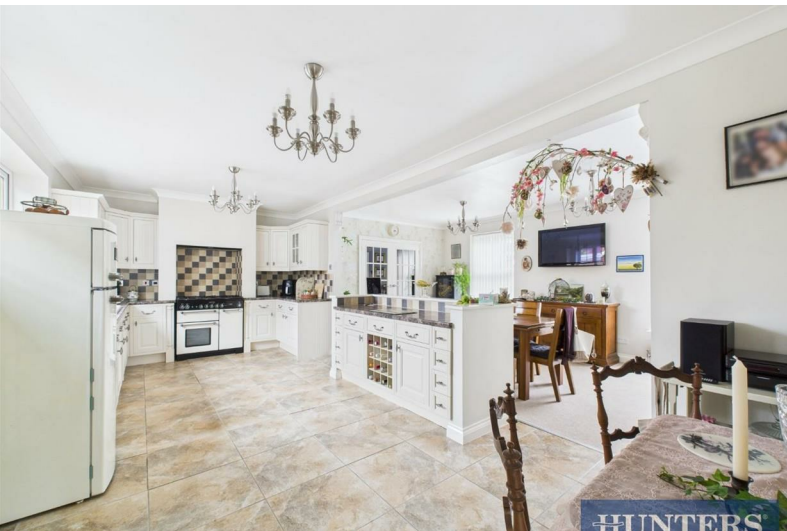
## Figham Road

Beverley, HU17 0PH

Offers In The Region Of £495,000



Council Tax: D



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### Entrance Hall

UPVC front door, coving, loft hatch with ladders, storage cupboard, radiator and power points.

### Lounge

UPVC window to the side aspect, coving, textured ceiling, radiator, gas feature fireplace, and power points.

### Kitchen/Diner

UPVC window to the front and side aspect, coving, tiled splash back, range of wall and base units with roll top work surfaces, Belfast sink with drainer unit, a range cooker, kitchen island unit, space for a fridge/freezer, extractor, radiator and power points.

### Utility Room

Double-glazed door to the side aspect, UPVC double-glazed window to the side aspect, coving, range of wall and base units with roll top work surfaces, tiled splash back, sink and drainer unit, space for washing machine and space for tumble dryer, radiator and power points.

### Conservatory

Double glazed french door to the side aspect, UPVC double-glazed window to the side and rear aspect, tiled flooring, power points.

### Bedroom One

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

### Ensuite

UPVC double-glazed window to the front aspect, laminated laid wood style floor, fully tiled shower cubicle with power shower, low flush WC, double dual sinks, vertical radiator, extractor fan.

### Bedroom Two

Double-glazed french door to the front aspect, UPVC double-glazed window to the side aspect, coving, radiator and power points.

### Bedroom Three

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

### Bathroom

UPVC double-glazed opaque window to the side aspect, tiled walls, 4 piece bathroom suite comprising of; panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin with pedestal, bidet.

### Loft Space

There is a possibility of creating further bedroom space subject to planning permission.

### Garden

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

### Brick built lean to

Door to the front and rear with power and lighting

### Private Gated Driveway



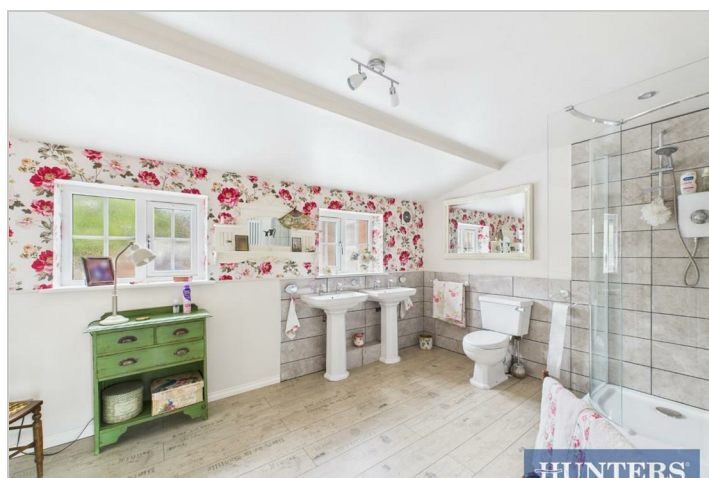
This spacious and light-filled detached true bungalow enjoys a highly sought-after position within easy walking distance of the vibrant Flemingate development in Beverley. Flemingate offers a wealth of amenities including a wide choice of shops, popular restaurants, cafés, leisure facilities, and a multi-screen cinema, ensuring everything you need is right on your doorstep.

The property itself has been thoughtfully designed to provide a versatile layout that perfectly balances comfort and practicality. It is ready to move into immediately, offering a home that feels complete as it stands, while also presenting exciting scope for further development. With the necessary consents, the generous loft space could be converted, giving you the reassurance that the home can evolve alongside your changing needs and growing family.

Stepping inside, you are welcomed by an inviting entrance hall leading through to a bright and airy living room, a large open-plan kitchen/dining/family room ideal for both everyday living and entertaining, and a useful utility room. There are three well-proportioned bedrooms, with the master suite boasting an impressive en-suite, complemented by a separate modern family bathroom.

Externally, the property offers ample off-road parking to the front and a delightful rear garden, perfectly designed for relaxing outdoors or hosting alfresco gatherings with friends and family.

Offered with no onward chain, this home represents a rare opportunity to secure a property that truly stands out from the rest. A viewing is essential to fully appreciate both the lifestyle and potential this unique bungalow has to offer.



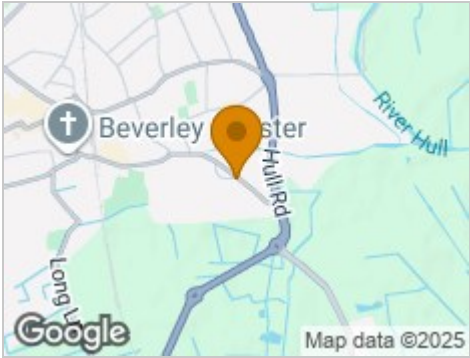
Road Map



Hybrid Map



Terrain Map



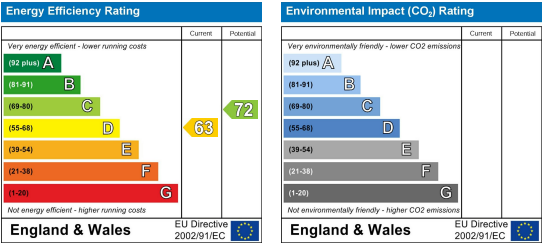
Floor Plan



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.