

# HUNTERS®

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## Grayburn Lane

Beverley, HU17 8JR

Offers In Excess Of £325,000



Council Tax: C

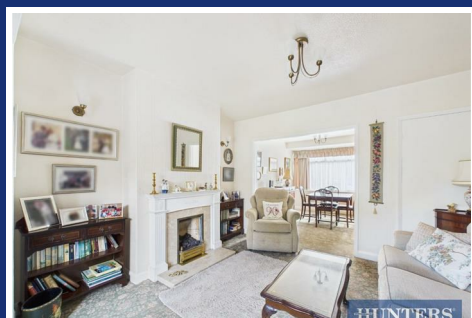




# 8 Grayburn Lane

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## Entrance Hall

UPVC front entrance door, understairs cupboard, radiator, power points and stairs ascending to the first floor landing.

## Downstairs Cloakroom

UPVC double-glazed window to the side aspect, part tiled walls, low flush WC and wash hand basin.

## Lounge

French doors to the rear aspect, UPVC double-glazed window to the rear aspect, feature gas fireplace, radiator and power points.

## Dining Area

Bay window to the front aspect, radiator and power points.

## Kitchen

UPVC door to the rear aspect, UPVC double-glazed window to the side aspect, tiled flooring, range of wall and base units with roll top work surfaces, tiled splash back, sink and drainer unit, plumbed for washing machine, plumbed for dishwasher, space for fridge/freezer, electric oven, electric grill oven, electric hob, radiator, power points.

## First Floor Landing

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

## Bedroom 1

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

## Bedroom 2

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

## Bedroom 3

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

## Bathroom

UPVC double-glazed opaque window to the side aspect, tiled floor, fully tiled walls, wash hand basin with pedestal, separate shower, heated towel rail, shelving, extractor fan.

## Garage

Brick built garage with an up and over door, power and lighting.

## Garden

Side entrance to the landscaped gardens which are mainly laid to lawn with plant and shrub borders. Partly walled garden with patio area, shed and outside tap.

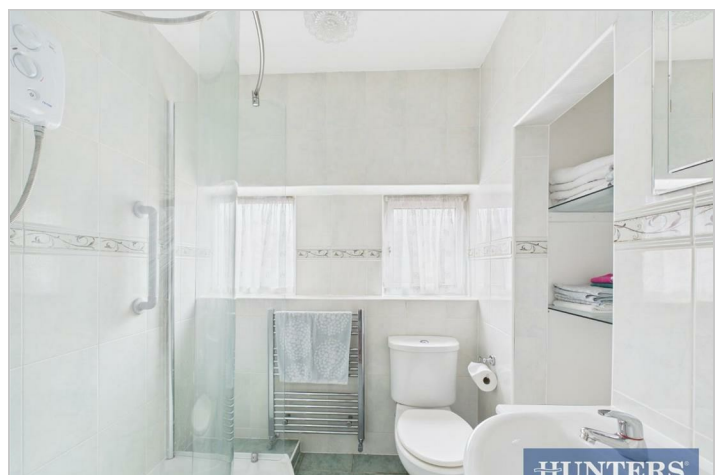
This home presents a fantastic opportunity for those looking to create their dream home. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms offer versatile living areas, perfect for entertaining guests or enjoying quiet evenings in.

The house, while in need of updating, boasts great potential for transformation. With a little imagination and effort, you can breathe new life into this charming residence, tailoring it to your personal taste and style. The property also features a bathroom, providing essential amenities for comfortable living.

One of the standout features of this home is the generous parking space, accommodating up to four vehicles, which is a rare find in such a central location. This convenience adds to the appeal, making it easier for you and your guests to come and go.

Situated in Beverley, you will enjoy the benefits of a vibrant community with a rich history, excellent schools, and a variety of shops and restaurants just a stone's throw away. This location offers the perfect blend of urban convenience and suburban tranquillity.

In summary, this semi-detached house on Grayburn Lane is a remarkable opportunity for those willing to invest in refurbishment. With its prime location, spacious living areas, and ample parking, it is a property that promises to become a wonderful family home with the right vision and care. Don't miss your chance to make this house your own.



Road Map



Hybrid Map



Terrain Map



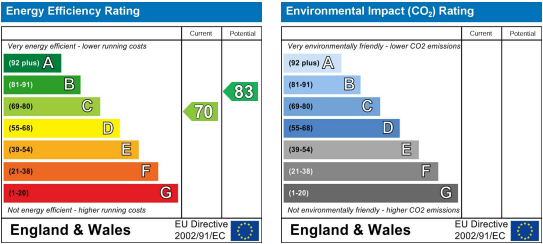
Floor Plan



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.