

# HUNTERS®

HERE TO GET *you* THERE



## Main Street

Beswick, Driffield, YO25 9AS

Asking Price £425,000



Council Tax: E



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## ENTRANCE HALL

UPVC double-glazed front entrance door, radiator and stairs ascending to the first floor landing.

## DOWNSTAIRS TOILET

Part tiled walls, tiled flooring, low flush WC, wash hand basin with pedestal, radiator and extractor fan.

## LOUNGE

UPVC double-glazed window to the front aspect, feature fireplace with log burning stove, radiator, TV point and power points.

## DINING ROOM

UPVC double-glazed French doors opening to the rear aspect, radiator and power points.

## KITCHEN

UPVC double-glazed window to the rear aspect, stable door opening to the garden, a range of wall and base units with roll top work surfaces, tiled splash backs, sink and drainer unit, integrated fridge/freezer, plumbed for dishwasher, electric oven, electric hob, extractor hood and power points.

## UTILITY ROOM

UPVC double glazed window to the rear aspect, a range of base units with roll top work surfaces, space for dishwasher and tumble dryer.

## FIRST FLOOR LANDING

Airing cupboard, loft access, radiator and power points.

## BEDROOM ONE

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

## EN SUITE

UPVC double-glazed opaque window to the front aspect, walk in shower cubicle with electric shower, bidet, low flush WC, wash hand basin with vanity unit and heated towel rail.

## BEDROOM TWO

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

## BEDROOM THREE

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

## BEDROOM FOUR

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

## BATHROOM

UPVC double-glazed window to the front aspect, tiled walls, four piece bathroom suite comprising; panel enclosed bath with mixer taps, walk in shower enclosure, low flush WC, wash hand basin with pedestal, heated towel rail and shaver point.

## GARDEN

Side entrance to this beautifully maintained garden which is mainly laid to lawn with plant and shrub borders, patio area, outside tap and outside lighting.

## GARAGE

Wooden garage door with power and lighting.

## Material Information - Hunters Beverley

Tenure Type; freehold

Council Tax Banding; E

This charming detached home is the epitome of a picture-perfect postcard property, nestled in an idyllic countryside setting. Located in the heart of the Yorkshire Wolds and surrounded by open fields, this retreat offers tranquillity while still being a short drive from the market towns of Beverley and Driffield.

The property exudes a spacious and welcoming ambiance, with flexible accommodation comprising: an entrance hall, a lounge with an inglenook fireplace, dining room, breakfast kitchen, utility room, and a WC on the ground floor. The first floor features four generously sized bedrooms, including a master bedroom with En-suite facilities, and a separate house bathroom.

Externally, the home boasts a beautifully maintained private garden, providing a serene oasis and a delightful backdrop for entertaining family and friends. Additional features include off-road parking and a garage.



## Road Map



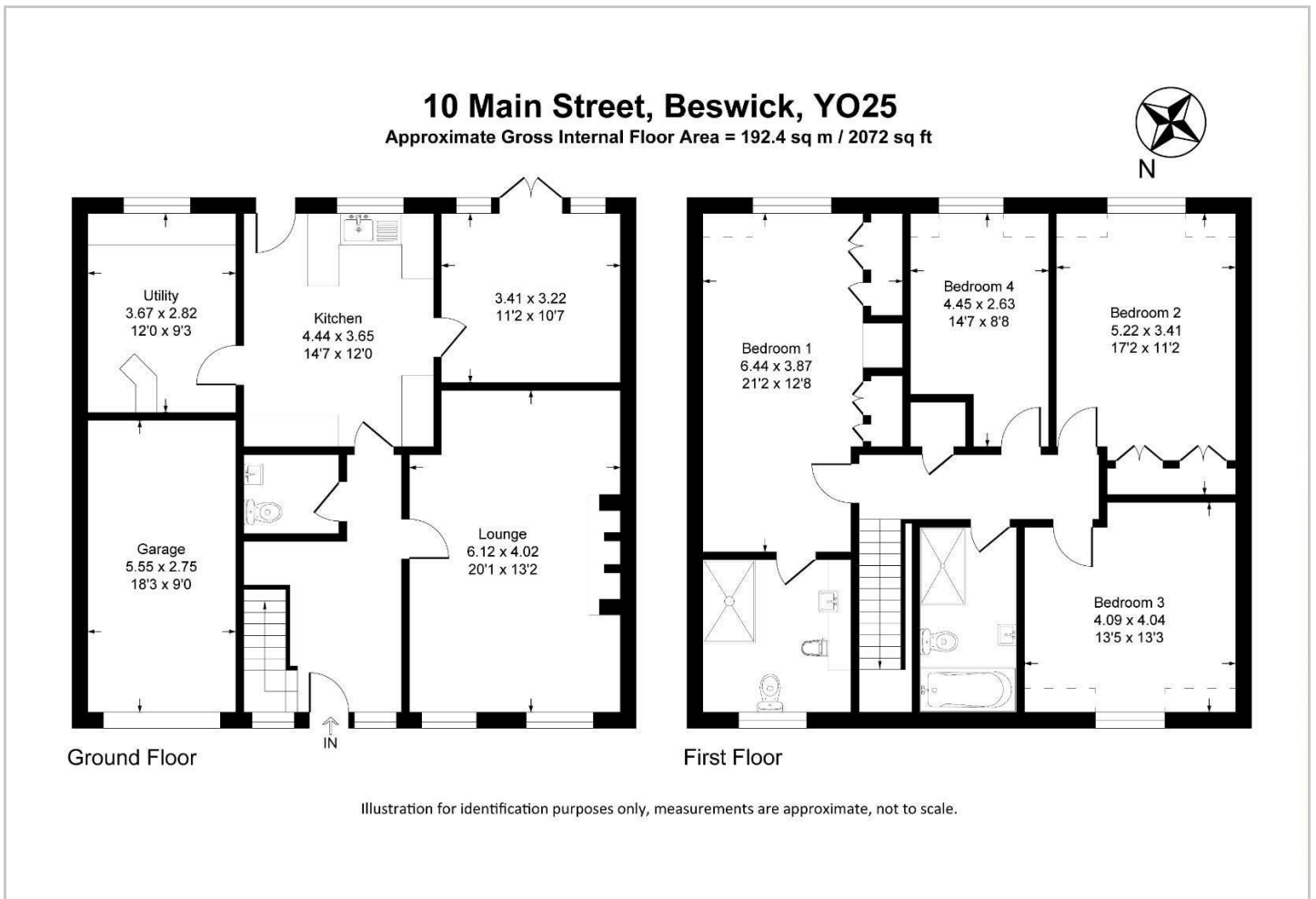
## Hybrid Map



## Terrain Map



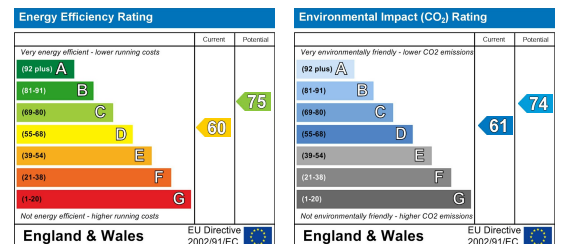
## Floor Plan



## 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.