

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Nornabell Drive

Beverley, HU17 9GJ

Offers In The Region Of £235,000



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Council Tax: C



# 65 Nornabell Drive

Beverley, HU17 9GJ

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## ENTRANCE HALL

UPVC front door and stairs to the first floor landing.

## LOUNGE

UPVC window to the front aspect, laminated flooring, radiator and power points.

## KITCHEN/DINER

UPVC window to the rear aspect, laminate flooring, radiator, range of wall and base units with roll top work surfaces and breakfast bar, plumbed for washing machine, fridge/freezer, understairs cupboard and French doors onto the garden.

## FIRST FLOOR LANDING

## BEDROOM ONE

UPVC window to the front aspect, fitted wardrobe, power points and radiator.

## ENSUITE

UPVC window to the rear aspect with frosted glass, heated towel rail, separate shower cubicle with shower, low flush WC, wash hand basin with pedestal and extractor.

## BEDROOM TWO

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

## BEDROOM THREE

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

## BATHROOM

Low flush WC, wash hand basin with pedestal, bath with mixer taps and radiator.

## GARDEN

Mainly laid to lawn with plant and shrub borders, outside tap and decking area.

## GARAGE

Roller door with power and lighting.

## DRIVEWAY

Driveway for multiple vehicles.

Material Information - Hunters Beverley

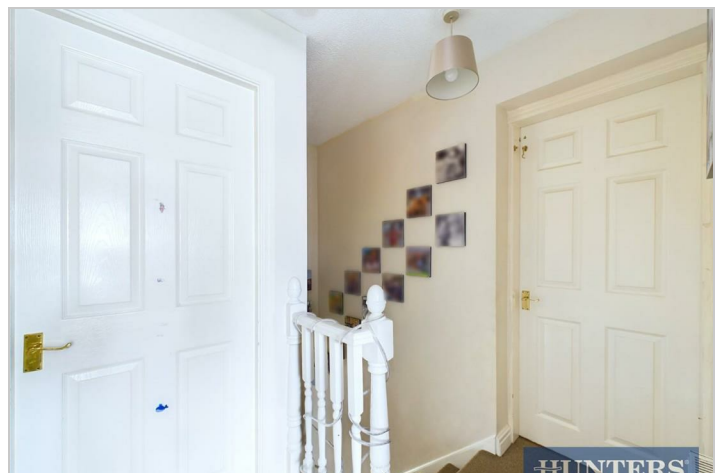
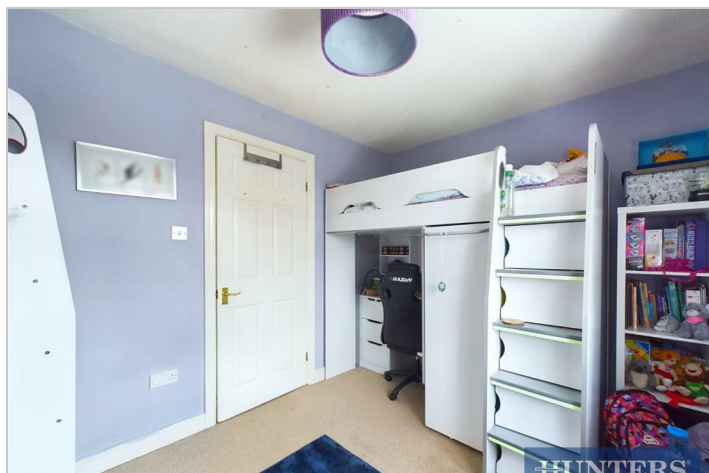
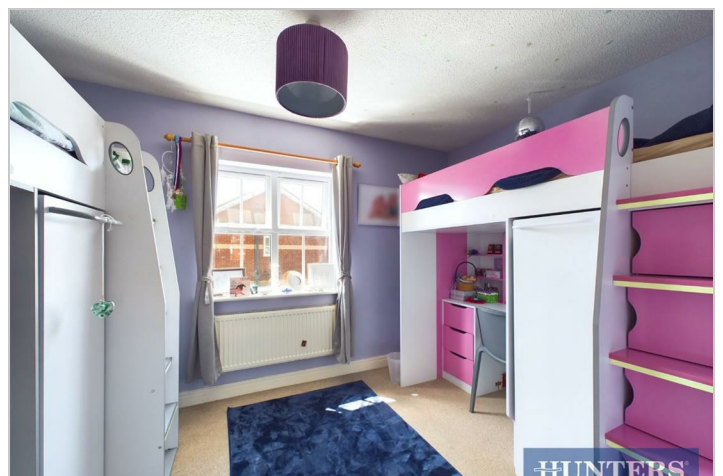
Tenure Type; FREEHOLD

Council Tax Banding; C

An exciting opportunity awaits you! This charming house boasts a prime location in the sought-after Molescroft area. As you step inside, you'll be greeted by a spacious lounge, perfect for entertaining guests or relaxing with your loved ones.

With three double bedrooms, this property offers ample space for a growing family or those in need of a home office or guest room. The modern kitchen/diner is sure to impress, providing a stylish and functional open plan living ideal for cooking and dining.

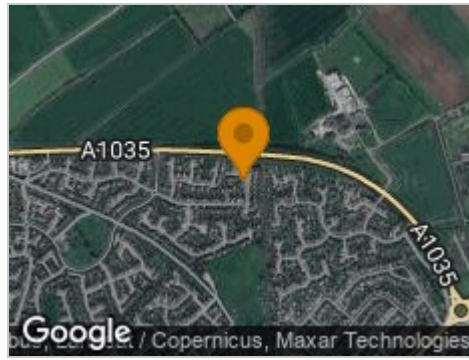
Located in the heart of Beverley, this property not only offers comfort and convenience but also the opportunity to be part of a vibrant community. Don't miss out on the chance to make this house your home sweet home in this desirable location.



## Road Map



## Hybrid Map



## Terrain Map



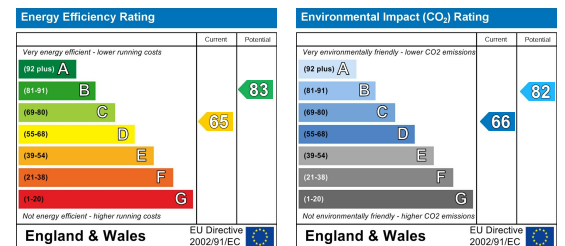
## Floor Plan



## 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.