

**FOR SALE**



**Beaumont Drive, Herringthorpe**  
**Guide Price £135,000**

  
**MARTIN & CO**

## Beaumont Drive, Herringthorpe

2 Bedrooms, 1 Bathroom

**Guide Price £135,000**

- Semi detached
- Off road parking
- Generous garden
- Dining kitchen
- Popular location

GUIDE PRICE £135,000 - £140,000. Nestled in this popular location is this two-bedroom semi-detached home at Beaumont Drive offers a perfect blend of comfort and convenience. Ideal for both private buyers and investors, this property is situated within easy reach of local amenities and public transport links.

As you enter the welcoming hallway leads you to a spacious lounge, perfect for relaxation and family time. The dining kitchen is equipped with a range of fitted wall and base units, providing ample space for culinary exploration. Upstairs, two well-appointed bedrooms promise restful nights, and a family bathroom featuring a luxurious Jacuzzi style bath adds a touch of indulgence to the home's amenities.

Externally the property boasts a block-paved driveway to the front, providing generous off-road parking. Additional parking is available behind the gate. The rear garden, mainly laid to lawn with a patio area, offers a private outdoor space for enjoyment and entertainment.

**ENTRANCE HALL** With a stair case rising to the first floor landing, door to the lounge and front facing entrance door.

**LOUNGE** A generous size lounge with coving to the ceiling and front facing window.

**DINING KITCHEN** Having a range of fitted wall and base units, wall units include extractor hood. Base units are set beneath contrasting worktops which include a one and a half bowl sink, plumbing for washing machine, space for fridge freezer, under stairs storage, rear facing window and side facing entrance door.

**LANDING** With side facing window.

**BEDROOM ONE** A double size bedroom , there is a useful store room with front facing window.

**BEDROOM TWO** A double size bedroom with rear facing window.

**BATHROOM** Having a three piece suite which comprises of a low flush w.c, wash hand basin, Jacuzzi style bath, tiling to the walls and side facing window.

**OUTSIDE** To the front of the property is a block paved drive providing off road parking. There is a gate with further parking area behind. To the rear of the property is a generous size garden which is mainly lawn with a patio area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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