



**The Meadows, Beverley HU17 0RJ**



**welcome to**

**The Meadows, Beverley**

Situated in the popular Beverley Parklands area -an extended 3 bedroom house - with good sized accommodation - gardens & garage



**A beautifully presented three bedroom property situated in the popular Beverley Parklands area. The accommodation comprises of entrance hall, cloakroom with wc, dining kitchen, office, lounge & conservatory. Three fitted bedrooms and superb bathroom. Driveway providing good parking, garage and garden.**

### **Kitchen**

11' 3" x 11' 1" ( 3.43m x 3.38m )

With side entrance door leading to the kitchen which comprises of a range of wall and base units with worksurfaces and sink with splash back tiling. Electric oven, gas hob and extractor. Plumbing for an automatic washing machine and dishwasher and radiator. Double glazed window to the front and skylight window.

### **Dining Area**

11' 7" x 11' 2" ( 3.53m x 3.40m )

With double glazed window to the side and radiator. Open plan to kitchen

### **Cloakroom**

With wash hand basin, wc, radiator and double glazed window.

### **Inner Hall**

With entrance door to the side

### **Office**

8' 6" x 6' 4" ( 2.59m x 1.93m )

Comprising a fitted desk with drawers and radiator.

### **Lounge**

20' 6" x 12' 1" ( 6.25m x 3.68m )

With wood grain effect flooring, Adam style fireplace with log burner, radiator and door to conservatory.

### **Conservatory**

16' 5" x 8' ( 5.00m x 2.44m )

With wood grain effect flooring, spotlights and radiator. Door to the garden.

### **First Floor**

#### **Landing**

With access to the loft.

#### **Bedroom One**

15' x 10' ( 4.57m x 3.05m )

With double glazed window, radiator and fitted bedroom furniture.

#### **Bedroom Two**

11' 7" x 10' 4" ( 3.53m x 3.15m )

With double glazed window, radiator and fitted bedroom furniture.

#### **Bedroom Three**

11' 6" x 10' 1" ( 3.51m x 3.07m )

With double glazed window, radiator and fitted bedroom furniture.

### **Bathroom**

Feature bath with tiled surround and mirror over.

Separate shower cubicle, vanity wash hand basin, wc and tiling to the walls.

### **Front Garden**

With a resin driveway. Side pathway leads to the rear garden.

### **Rear Garden**

Laid to lawn with patio and shed

### **Garage**

Single garage with an electric up and over door.



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welcome to

## The Meadows, Beverley

- A beautifully extended three bedroom property
- Good sized dining kitchen, lounge, conservatory & office
- Three fitted bedrooms
- Attractive driveway & garden
- Garage

Tenure: Freehold EPC Rating: C

**£285,000**



### directions to this property:

See below map of property location. For further information on the local area please contact the Residential Sales Team on 01482 880488.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEV105759 - 0004

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