



**Queensmead, Beverley, HU17 8PQ**



## Welcome to

### Queensmead, Beverley

Located in a sought-after area, this modern semi-detached family home offers 3 reception room and 4 bedrooms. Set on a generous corner plot, features front and enclosed rear gardens with access to a double garage. Internal inspection is highly recommended to appreciate the property's full potential.

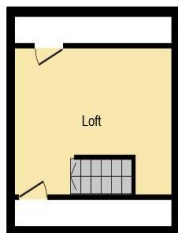




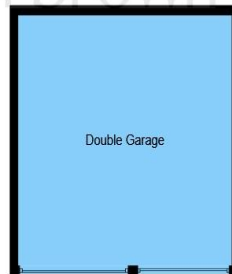
**Ground Floor**



**First Floor**



**Second F**



**Double Garage**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Entrance Hall

## Cloaks/WC

## Lounge

14' 4" x 13' 6" ( 4.37m x 4.11m )

## Sitting Room/Study

14' 1" x 9' 9" ( 4.29m x 2.97m )

## Dining Room

11' 8" x 8' 8" ( 3.56m x 2.64m )

## Kitchen

11' 2" plus recess x 10' 5" plus recess ( 3.40m plus recess x 3.17m plus recess )

## Garage

19' 4" x 17' ( 5.89m x 5.18m )

## Rear Lobby

## Landing

## Bedroom 1

12' 9" x 10' Including wardrobes ( 3.89m x 3.05m Including wardrobes )

## Bedroom 2

13' 6" Including wardrobes x 9' 2" ( 4.11m Including wardrobes x 2.79m )

## Bedroom 3

9' 9" Including wardrobes x 7' 6" ( 2.97m Including wardrobes x 2.29m )

## Bedroom 4

8' 5" x 8' 2" including wardrobes ( 2.57m x 2.49m including wardrobes )

## Bathroom

## Outside

To the front of the property is an extensive open plan lawned garden. with the rear garden having paved patio to a mainly lawned garden with a shrub boarder together with fencing to the boundary.

## Loft Area

This property also benefits from a versatile loft area, accessed via its own dedicated staircase. Currently utilised for storage, the space offers potential for a variety of uses, subject to the necessary consents.

## Welcome to

## Queensmead, Beverley

- Located in this sought after position is this vastly extended family home
- 3 reception rooms
- 4 bedrooms with fitted wardrobes
- Generous front and enclosed rear gardens,
- Detached brick double garage

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

# £310,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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