

# HUNTERS<sup>®</sup>

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## Richmond Walk

Beverley, HU17 8XQ

Offers In The Region Of £450,000



Council Tax: E



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# 8 Richmond Walk

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## Entrance Hall

Composite front door, engineered oak flooring, radiator, power points, under stairs cupboard and stairs to first floor landing.

## Downstairs WC

Low flush WC, Wash hand basin with pedestal, radiator and extractor fan.

## Study / Snug

UPVC window to front aspect, engineered oak flooring, radiator and power points.

## Lounge

UPVC box bay window to the front aspect, engineered oak flooring, coving, radiator, power points and TV point.

## Kitchen / Dining room

UPVC window to the rear aspect, French doors opening out to the garden, engineered oak flooring, range of wall and base units with Corian worktops, sink and drainer unit, integrated fridge, integrated dishwasher, electric oven, gas hob, extractor hood and power points.

## Utility Room

UPVC window to rear aspect, range of wall and base units with roll top work surfaces with tiled splashback, space for washing machine and tumble dryer, sink and drainer unit, powerpoints and doors to both the garden and the garage.

## First Floor Landing

Power points and access to the loft.

## Bedroom 1

UPVC window to front aspect, radiator and power points.

## En Suite

UPVC window with obscured privacy glass to side aspect, laminate flooring, heated towel rail, fully tiled shower cubicle with power shower, dual flush WC, wash hand basin with vanity unit, fully tiled walls and extractor fan.

## Bedroom 2

UPVC window to front aspect, radiator and power points.

## Bedroom 3

UPVC window to rear aspect, radiator and power points.

## Bedroom 4

UPVC window to rear aspect, radiator and power points.

## Bathroom

UPVC obscured privacy glass, bathroom suite comprising of bath with mixer taps and mains shower, wash hand basin with vanity unit, dual flush WC, heated towel rail, fully tiled walls, shaver point and extractor fan.

## Garage

Roller door, boiler, power and lighting.

## Garden

## Parking

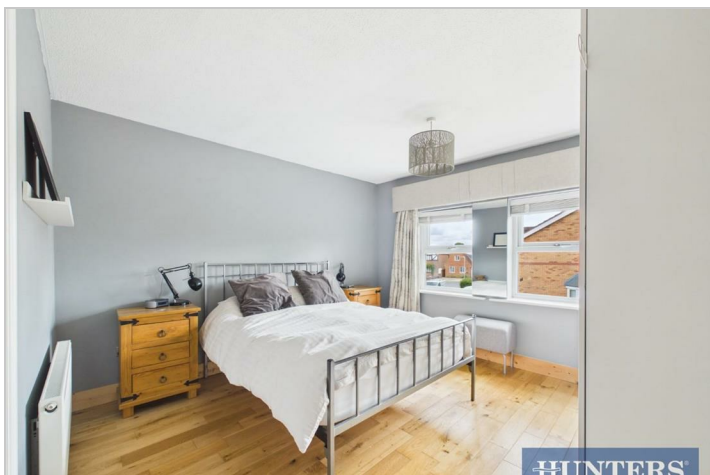
Parking for up to 3 vehicles

This splendid family home offers an ideal blend of comfort and style. The ideal catchment area for the highly regarded local schools of Keldmarsh Primary, Beverley Grammar School and Beverley High School. With four spacious bedrooms, this property is perfect for families seeking room to grow. The two well-appointed reception rooms provide ample space for both relaxation and entertaining, making it easy to host gatherings with friends and family.

The house features two modern bathrooms, ensuring convenience for busy mornings and providing a touch of luxury for your daily routine. The layout of the home is thoughtfully designed, allowing for a seamless flow between the living spaces, which enhances the overall sense of warmth and togetherness.

Richmond Walk is known for its charming surroundings and community spirit, making it a sought-after location for families. Residents can enjoy the nearby amenities, including parks, shops, and schools, all within easy reach. This property not only offers a comfortable living space but also the opportunity to become part of a vibrant neighbourhood.

In summary, this house on Richmond Walk is a wonderful family home that combines practicality with a welcoming atmosphere. It is an excellent choice for those looking to settle in a thriving area of Beverley. Don't miss the chance to make this delightful property your own.



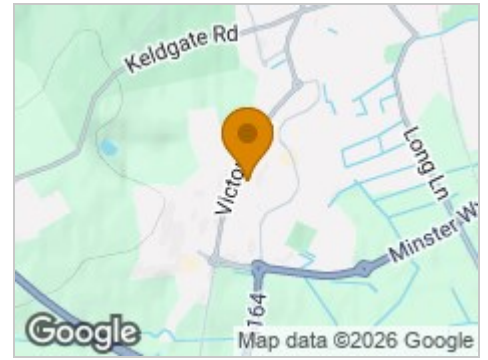
## Road Map



## Hybrid Map



## Terrain Map



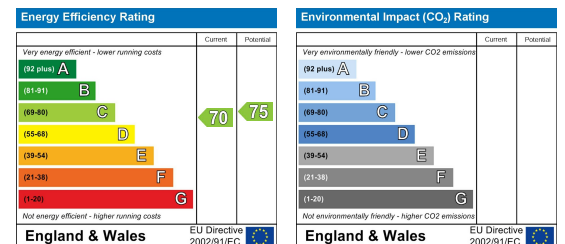
## Floor Plan



## 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.