

HUNTERS®

HERE TO GET *you* THERE



Woodlands

Beverley, HU17 8BX

Offers In The Region Of £450,000



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Council Tax: D



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18 Woodlands

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Entrance Hall

Picture rail feature, an under stairs cupboard, radiator, and stairs ascending to the first floor landing.

Downstairs Cloakroom

Comprises of a low flush WC with a wall mounted wash hand basin and a heated towel rail.

Lounge

UPVC double-glazed bay window to the front aspect, ceiling rose and cornicing, fitted bookshelves with cabinets, feature fireplace with log burning stove, radiators, TV point and power points.

Kitchen/Diner

UPVC double-glazed window to the side aspect, double glazed door to the garden, velux window to the rear aspect, range of wall and base units with work surfaces and splash back, under counter sink and drainer unit, integrated dishwasher, integrated fridge/freezer, electric oven, gas hob, extractor hood, radiators and power points.

Utility Room

Tiled flooring, space for a washing machine, and extractor fan.

First Floor Landing

Telephone point, radiator, power points, and stairs ascending to the second floor landing.

Bedroom 1

UPVC double-glazed windows to the front aspect, coving, fitted shelving and bedside cabinets, radiator and power points.

Bedroom 2

UPVC double-glazed window to the rear aspect, fitted wardrobes, radiator and power points.

Bathroom

UPVC double-glazed window to the side aspect, tiled flooring with underfloor heating, 4 piece bathroom suite comprising; free standing bath with mixer taps and shower attachment, low flush WC, wash hand basin with vanity unit, walk in shower with drench head shower attachment, heated towel rail, and loft access.

Second Floor Landing

Velux window to the rear aspect.

Bedroom 3

Second Floor. UPVC double-glazed dormer window to the front aspect, storage into the eaves, ornate feature fireplace, radiator, and power points.

En-Suite

Second Floor. UPVC double-glazed dormer window to the rear aspect, part tiled walls, fully tiled shower cubicle with power shower, low flush WC, wall mounted wash hand basin, storage into eaves, heated towel rail, and extractor fan.

Garden

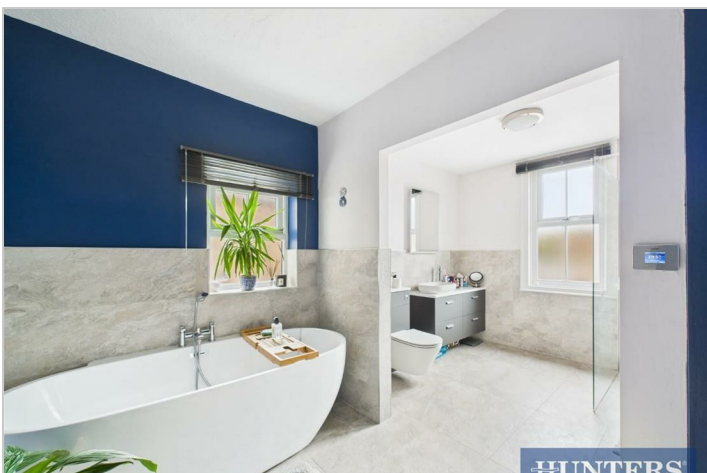
Rear entrance to the garden which has a patio with an awning, power points, outdoor lighting, and an outdoor tap.

Nestled in the highly sought-after heart of Beverley, this charming house presents a rare opportunity for those seeking a delightful family home. With its prime location in Woodlands, residents will enjoy the perfect blend of tranquillity and convenience, with local amenities, schools, and parks just a stone's throw away.

The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a sophisticated dining room for hosting guests. The natural light that floods these rooms creates a warm and inviting atmosphere throughout the home.

This house features three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The layout is thoughtfully designed to accommodate families of all sizes, ensuring that everyone has their own personal space. Additionally, the property includes two modern bathrooms, providing convenience and comfort for busy mornings and evening routines.

With its attractive exterior and well-maintained interior, this home is a true gem in Beverley. The combination of its desirable location, spacious living areas, and comfortable bedrooms makes it an ideal choice for families or individuals looking to settle in a vibrant community. Do not miss the chance to make this wonderful property your own.



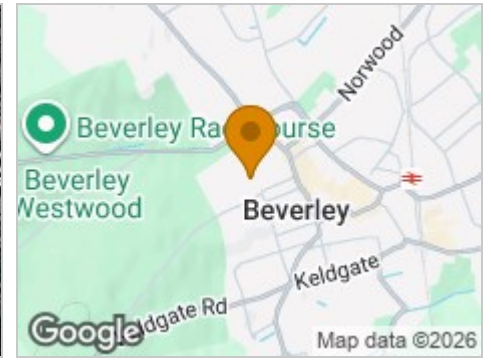
Road Map



Hybrid Map



Terrain Map



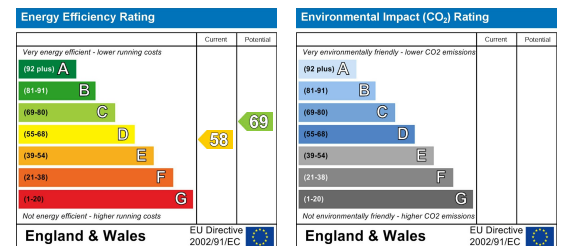
Floor Plan



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.