



44 Convent Way, Yo21 3UF

Guide Price **£249,950**

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This three-bedroom family home is sat upon a generous corner plot, offers contemporary living and is an ideal opportunity for those seeking a modern property. With a thoughtfully designed layout and a fresh build, it provides a perfect foundation for a new owner to personalise and enjoy from day one.

Upon entering, you are greeted by well-proportioned living spaces. The reception room offers a versatile area for relaxation and dining, benefiting from ample natural light with access on to the garden from here. The kitchen has a contemporary finish, with plenty of cupboard space and integrated electric oven with gas hob.

The ground floor also includes a conveniently located WC.

Ascending to the first floor, from the spacious landing, the property features three comfortable bedrooms, two doubles and an easy single. The modern house bathroom comprises, bath with shower over, wash basin and WC.

Externally, the property boasts a generous low maintenance garden, paved with Indian stone and is a real sun trap.

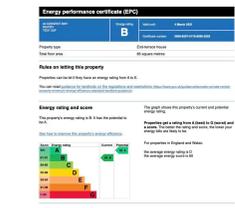
The provision of a double driveway ensures practical off-street parking. It is located close to many local amenities including schools and supermarkets. The Beach being just a ten minute walk away.

Council Tax Band: C

Tenure: Freehold







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