

# HUNTERS®

HERE TO GET *you* THERE



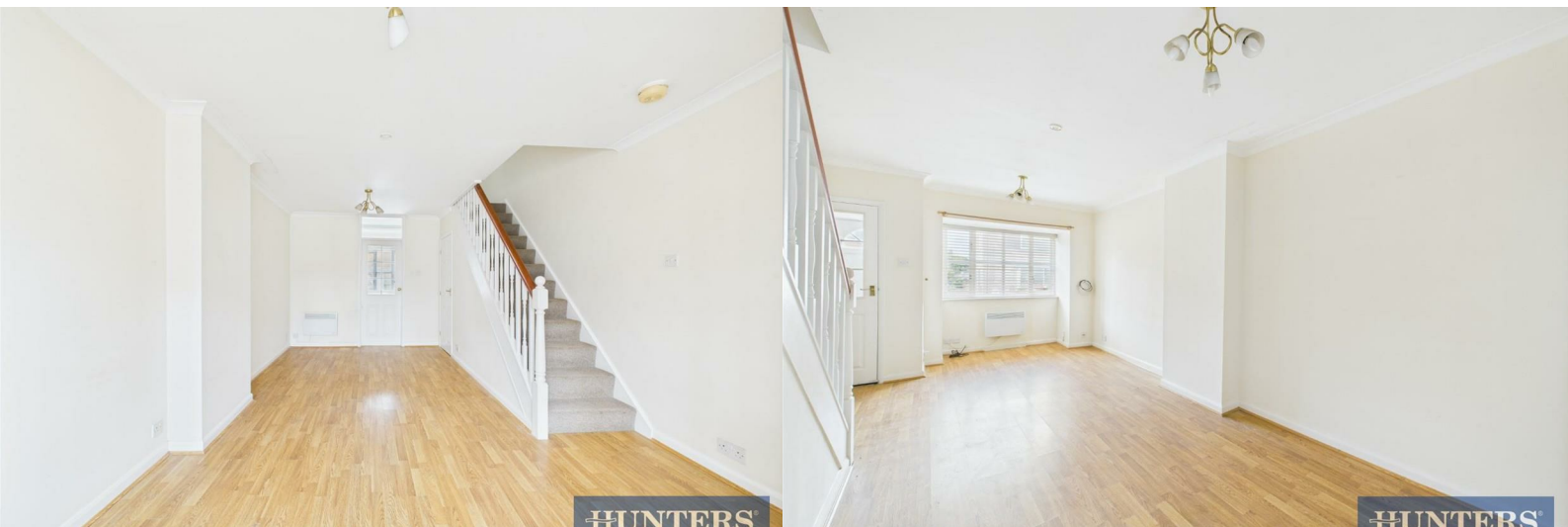
## Wylies Road

Beverley, HU17 7AP

Offers Around £165,000



Council Tax:



# 15 Wylies Road

Beverley, HU17 7AP

Offers Around £165,000



## Entrance Hall

Front door and laminate flooring.

## Lounge/Diner

Bay window to the front aspect, coving, under stairs cupboard, storage heater and power points.

## Kitchen

Window to the rear aspect, Door onto garden, Vinyl flooring, range of wall and base units with roll top work surfaces, tiled splash back, sink and drainer unit, plumbed for washing machine, space for fridge/freezer, electric oven, electric hob and power points.

## First Floor Landing

Coving, loft access, airing cupboard and power points.

## Bedroom One

Window to the rear aspect, coving, fitted wardrobes and power points.

## Bedroom Two

Window to the front aspect, fitted wardrobes, storage heater and power points.

## Bathroom

Tiled walls, bath with mixer taps, low flush WC, wash hand basin with pedestal and extractor fan.

## Garden

Low maintenance garden, rear access and patio area.

## Parking

1 Allocated parking space located to the rear of the property.

**\*\*OFFERED TO THE MARKET WITH 100% OWNERSHIP! & SECURE OFF STREET PARKING\*\***

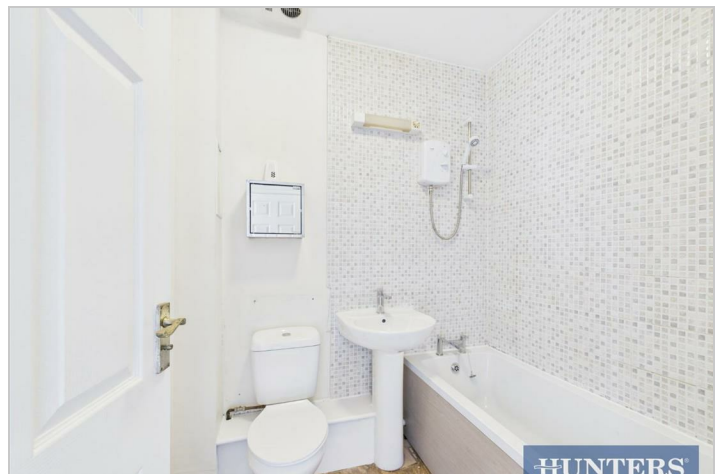
Nestled on Wylies Road in the charming town of Beverley, this delightful house presents an excellent opportunity for those seeking a comfortable and convenient living space. Boasting two well-proportioned bedrooms, this property is ideal for investors or individuals looking for extra room to grow.

The heart of the home features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

One of the standout features of this property is its prime location. Situated within walking distance to a variety of local amenities, residents will find everything they need just a stone's throw away. From shops and cafes to parks and schools, Beverley offers a vibrant community with plenty to explore.

The bathroom is well-appointed, providing a comfortable space for relaxation and rejuvenation. With its blend of practicality and charm, this house is not just a place to live, but a place to call home.

In summary, this property on Wylies Road is a fabulous opportunity for anyone looking to enjoy the best of Beverley living. With its central location, spacious bedrooms, and inviting reception room, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely house your new home.



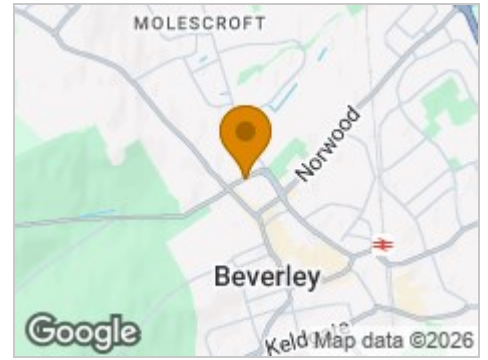
## Road Map



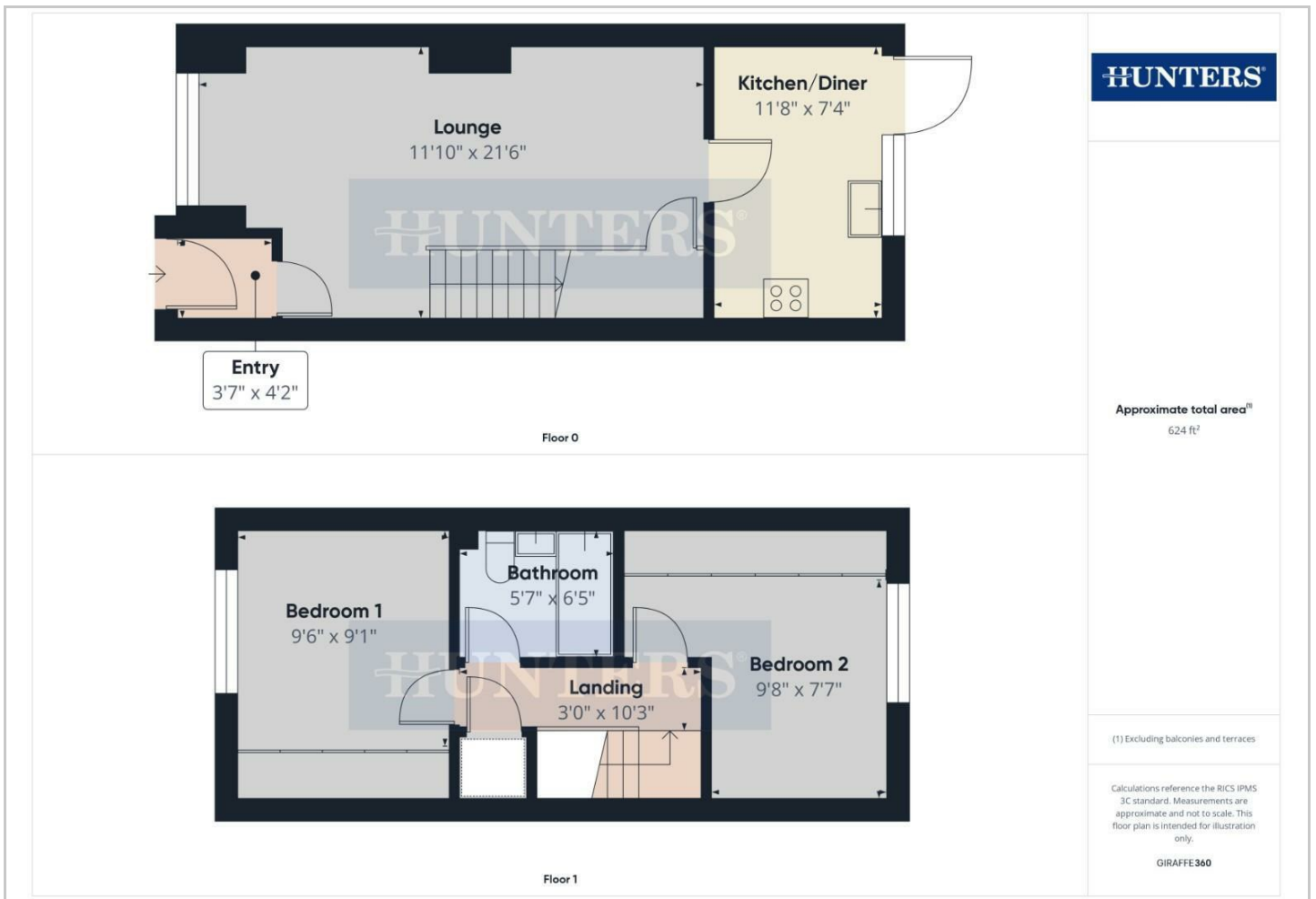
## Hybrid Map



## Terrain Map



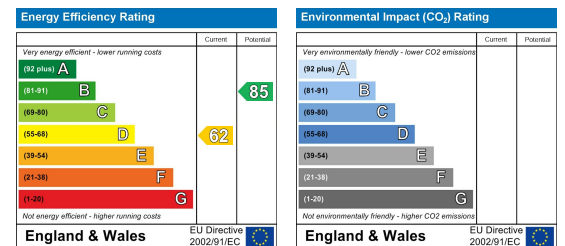
## Floor Plan



## 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.