

# HUNTERS<sup>®</sup>

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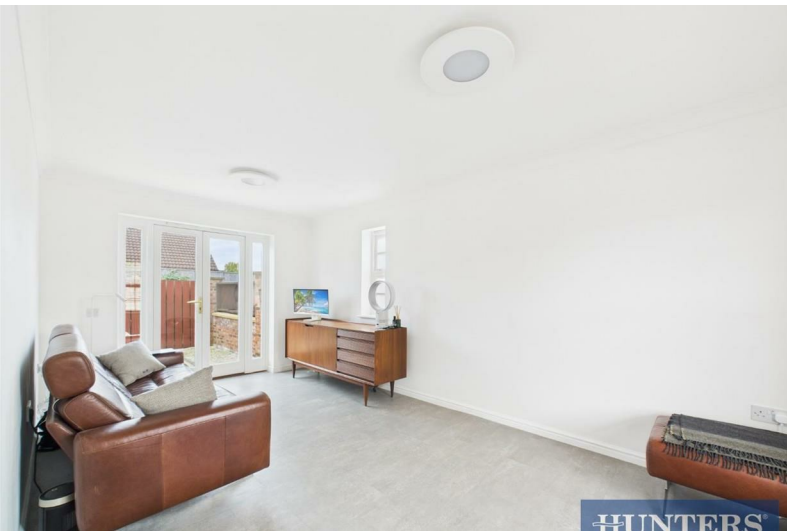
## Barleyholme

Beverley, HU17 0FD

Offers In The Region Of £235,000



Council Tax: C



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# 9 Barleyholme

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## Entrance Hall

Wooden front entrance door leading to the stairs ascending to the first floor landing.

## Lounge

Wooden double-glazed window to the front and side aspects, with French doors leading to the garden, coving, radiator, TV point and power points.

## Kitchen/Diner

Wooden double-glazed window to the front aspect, door to the rear aspect, karndean flooring, a range of wall and base units with roll top work surfaces, sink and drainer unit, integrated dishwasher, space for fridge/ freezer, electric oven, electric hob, extractor fan, radiator and power points.

## First Floor Landing

Double-glazed window to the rear aspect, with power points.

## Bedroom 1

Wooden double-glazed windows to the front and rear aspects, coving, fitted wardrobes, radiator and power points.

## Bedroom 2

Wooden double-glazed window to the

front aspect, coving, fitted cupboard, radiator, and power points.

## Bathroom

Opaque double-glazed window to the rear aspect, Karndean flooring, tiled walls, coving, 3 piece bathroom suite comprising; panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin with vanity unit, extractor fan.

## Rear Garden

Side entrance to the West facing low maintenance garden, which also has a patio area and an outdoor tap.

## Parking

Gravelled parking area to the front providing off road parking for two vehicles.

## Additional Information

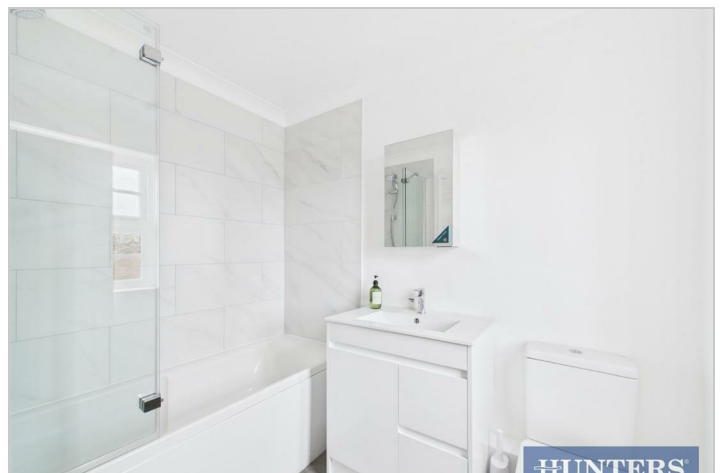
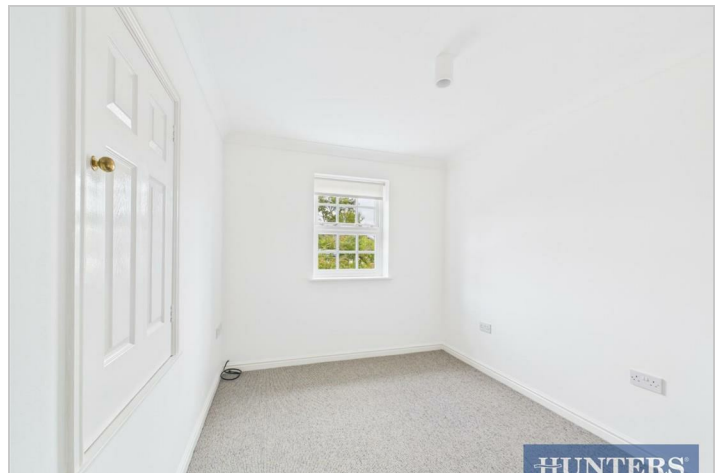
Additional parking at the rear of the property.

An excellent opportunity for those seeking a comfortable and convenient living space. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a cosy retreat.

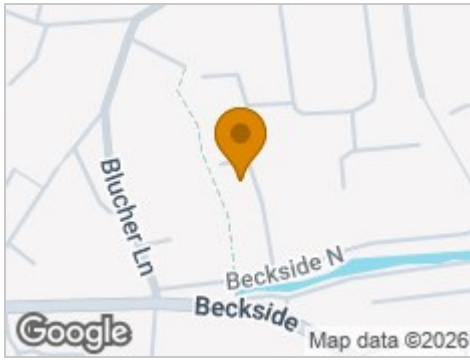
The home features a welcoming reception room, perfect for relaxing or entertaining guests. The layout is designed to maximise space and light, creating an inviting atmosphere throughout. The bathroom is thoughtfully appointed, ensuring both functionality and comfort.

One of the standout features of this property is its prime location. Situated within walking distance to Beverley town centre, residents will enjoy easy access to a variety of shops, cafes, and local amenities. The vibrant community and rich history of Beverley offer a delightful backdrop for everyday life.

This end-terrace house is not just a place to live; it is a wonderful opportunity to embrace the lifestyle that Beverley has to offer. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs. Do not miss the chance to make this charming house your new home.



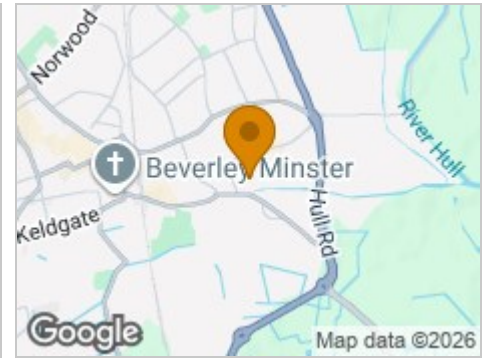
## Road Map



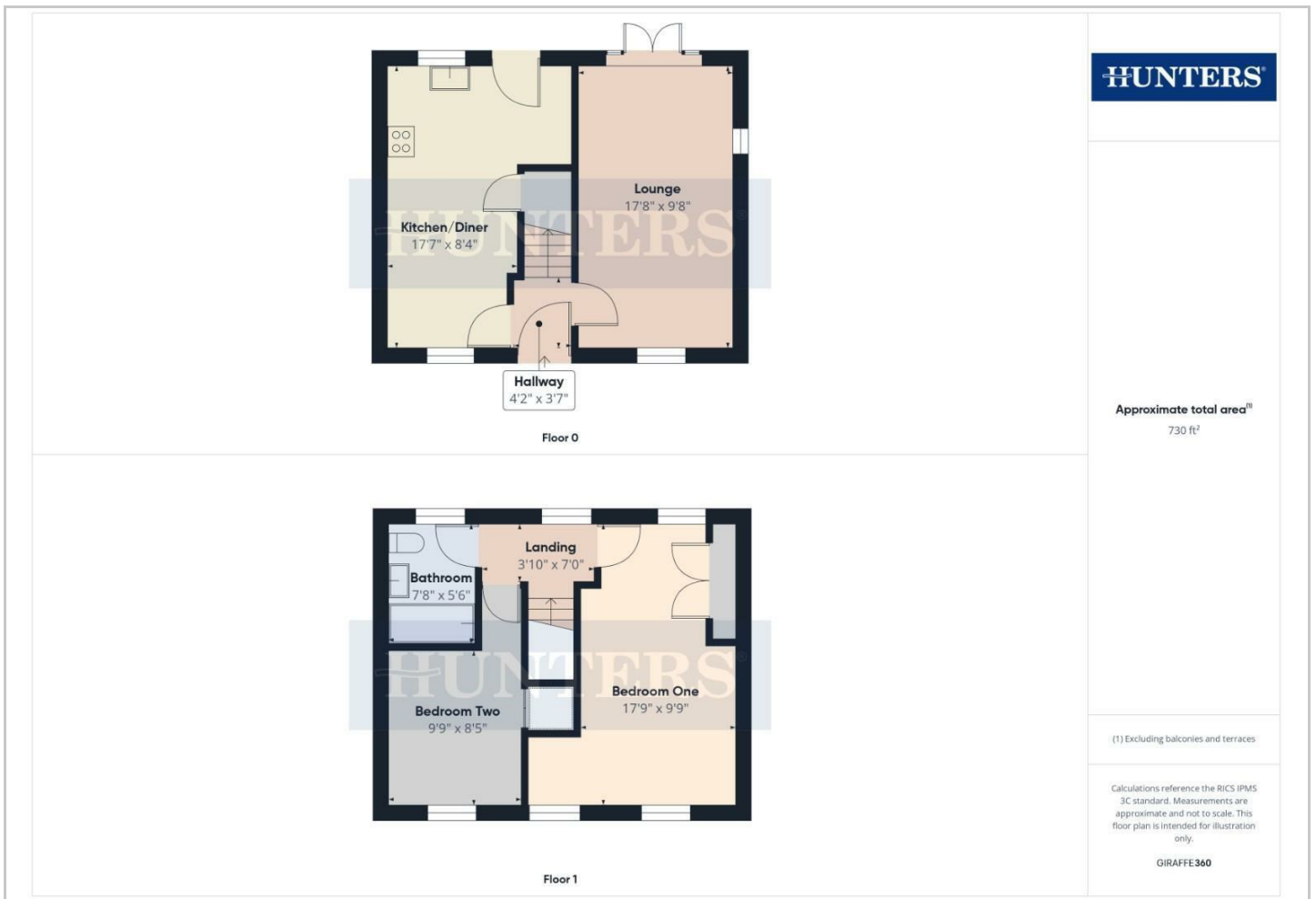
## Hybrid Map



## Terrain Map



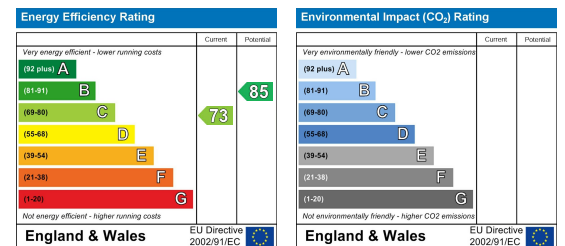
## Floor Plan



## 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.