

# HUNTERS®

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## Westerby Vale

Beverley, HU17 8WL

Offers In Excess Of £343,000



Council Tax: E



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# 7 Westerby Vale

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## Entrance Hall

UPVC front entrance door, radiator and stairs ascending to the first floor landing.

## Downstairs Cloakroom

UPVC double-glazed window to the rear aspect, low flush WC, wash hand basin with pedestal, radiator and extractor fan.

## Lounge

UPVC double-glazed bay window to the front aspect, electric feature fireplace with radiator, TV point and power points.

## Kitchen

UPVC double-glazed window to the rear aspect, sliding doors onto the garden, range of wall and base units with roll top work surfaces, sink and drainer unit, integrated dishwasher, integrated fridge/freezer, double electric oven, gas hob, extractor hood, under stairs cupboard, radiators and power points.

## Utility Room

UPVC double-glazed door to the side aspect, range of base units with roll top work surfaces, space for a washing machine, space for a tumble dryer, fuse box, extractor fan, radiator and power points.

## First Floor Landing

Loft access, airing cupboard, radiator and power points.

## Bedroom One

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

## En Suite

UPVC double-glazed window to the side aspect, part

tilled walls, tiled flooring, fully tiled shower cubicle with power, low flush WC, wall mounted wash hand basin, heated towel rail and extractor fan.

## Bedroom Two

UPVC double-glazed window to the front aspect, radiator, TV point and power points.

## Bedroom Three

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

## Bedroom Four

UPVC double-glazed window to the front aspect, radiator and power points.

## Bathroom

UPVC double-glazed opaque window to the side aspect, part tiled walls, three piece bathroom suite comprising; panel enclosed bath with mixer taps and shower attachment, low flush WC, wall mounted wash hand basin, extractor fan and shaver point.

## Garden

Mainly laid to lawn with plant and shrub borders, side access, patio area, outside tap and outside lighting.

## Garage

Up and over door with power and lighting.

## Parking

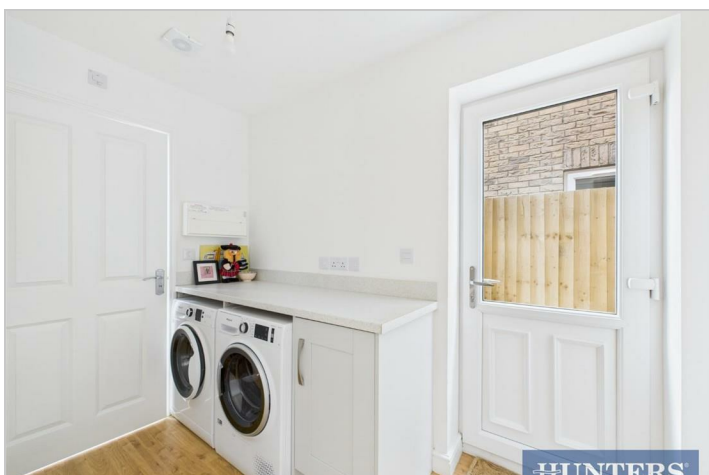
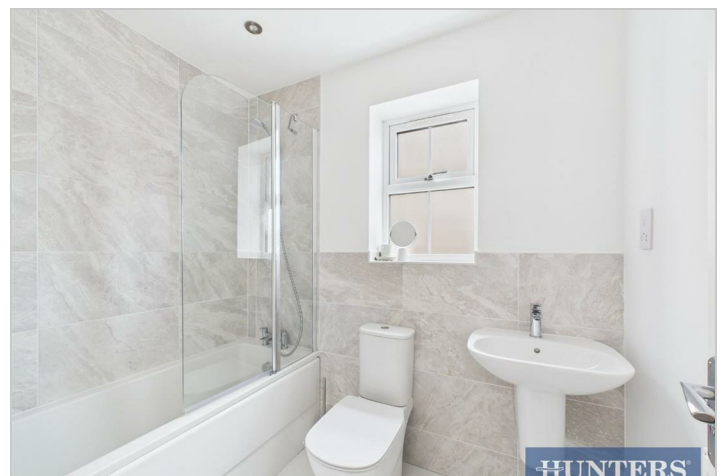
Allocated parking for two vehicles.

This immaculately presented four-bedroom detached home is located within the highly regarded Peter Ward development in Beverley, East Yorkshire. Enjoying a favourable position on the site, the property offers both style and practicality, with the additional advantage of no onward chain. Finished to an exceptional standard throughout, it boasts top specification floor coverings and fittings, making it ready to move straight into.

The thoughtfully designed layout provides excellent family living space. The ground floor opens with a welcoming entrance hall leading to a bright and comfortable living room. To the rear, a superb open-plan kitchen and dining area creates the heart of the home, complemented by a useful utility room and a guests' cloakroom. Upstairs, four generously proportioned bedrooms are arranged off a central landing, including a master bedroom complete with en-suite facilities, while the remaining rooms are served by a sleek and modern house bathroom.

Outside, the property benefits from an integral garage, off-road parking and a private rear garden, offering both convenience and outdoor space for relaxation or entertaining.

Beverley itself is one of East Yorkshire's most desirable market towns, renowned for its historic Minster, charming cobbled streets and vibrant market square. The town offers an excellent mix of independent boutiques, high street shops, restaurants and cafés, along with highly regarded schools and leisure facilities. For those who enjoy the outdoors, the nearby Westwood Pastures provide acres of open green space, perfect for walking and recreation. With excellent transport links to Hull, York and beyond, Beverley combines modern living with traditional charm, making it a superb place to call home.



## Road Map



## Hybrid Map



## Terrain Map



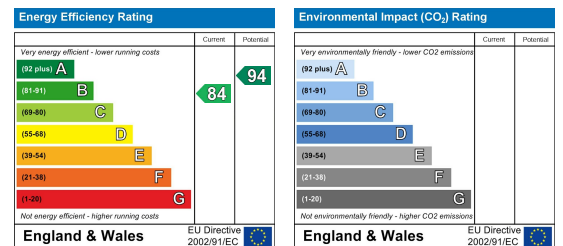
## Floor Plan



## 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.