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HERE TO GET *you* THERE



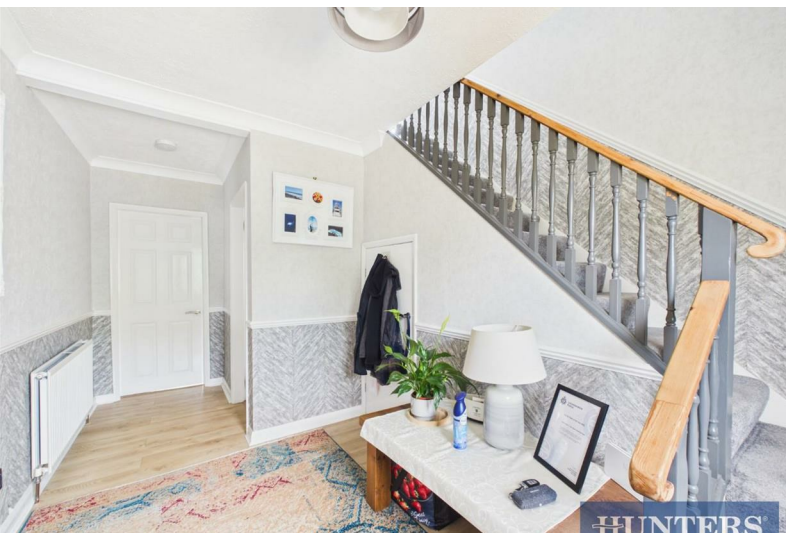
Canada Drive

Cherry Burton, Beverley, HU17 7RQ

£1,000 Per Month



Council Tax: C



43 Canada Drive

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£1,000 Per Month



Entrance Hall

15'10" x 6'11" (4.827m x 2.114m)

UPVC Front entrance door, UPVC double glazed window to the front, coving, wooden style flooring, under stairs cupboard, radiator, power points and stairs to the first floor landing.

Ground Floor Bathroom

8'1" x 5'3" (2.474m x 1.620m)

UPVC double glazed window to the side aspect, three piece bathroom suite comprising; panel enclosed bath with mixer taps and mains shower over, low flush WC, wash hand basin with pedestal, vinyl flooring, tiled walls and extractor fan.

Lounge

18'4" x 10'6" (5.611m x 3.208m)

UPVC double glazed window to the front aspect, French doors to the dining room, coving, radiator, electric feature fireplace, power points and TV point.

Dining Room

10'6" x 11'5" (3.217m x 3.496m)

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

Kitchen

11'0" x 9'5" (3.373m x 2.894m)

UPVC double glazed windows to the side and rear aspect, UPVC door to the rear aspect, wooden style flooring, radiator, range of wall and base units with roll top work surfaces, glass splash back, pantry cupboard, plumbed for dishwasher, sink and drainer unit, integrated fridge / freezer, electric oven, electric hob, extractor hood and power points.

Landing

12'9" x 4'1" (3.900m x 1.247m)

UPVC double glazed window to the side aspect, coving, loft access and power points.

Laundry Room

4'7" x 3'8" (1.411m x 1.137m)

Tiled flooring, space for washing machine and tumble dryer, extractor fan, airing cupboard and power points.

Bedroom One

10'9" x 13'4" (3.280m x 4.066m)

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

Bedroom Two

11'5" x 11'2" (3.496m x 3.415m)

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

Bedroom Three

8'2" x 9'5" (2.498m x 2.894m)

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

Shower Room

4'7" x 6'2" (1.398m x 1.901m)

UPVC double glazed window to the side aspect, heated towel rail, tiled flooring, fully tiled shower cubicle with electric shower, low flush WC, wall mounted wash hand basin with vanity unit and extractor fan.

Garden

Side entrance to the rear garden which is mainly laid to lawn with plant and shrub borders, patio area, outside light and outside tap.

Garage

Up and over door with power and lighting.

Driveway

Off-street parking.

Tel: 01482 861411

Nestled in the charming village of Cherry Burton, Beverley, this delightful house on Canada Drive offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it a welcoming home for both family gatherings and quiet evenings.

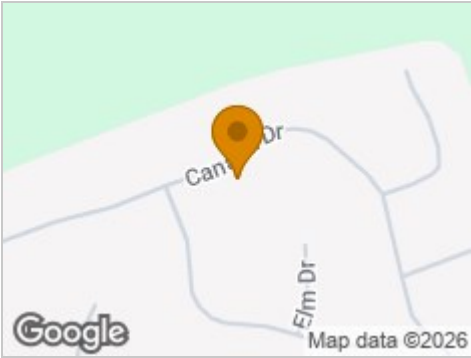
The house boasts two bathrooms, ensuring that morning routines run smoothly for everyone. The large garden is a standout feature, providing a wonderful outdoor space for children to play or simply for enjoying the fresh air in a tranquil setting. Additionally, the property offers off-street parking; a rare find that adds to the convenience of this lovely home.

Situated in a highly regarded village, residents will benefit from the proximity to a well-respected primary school, making it an excellent choice for families with young children. The local pub and convenience shop are just a short stroll away, providing easy access to essential amenities and a friendly community atmosphere.

This property is not just a house; it is a place where memories can be made in a beautiful village location. With its spacious interiors, generous garden, and convenient amenities, this home is sure to appeal to those looking for a peaceful yet connected lifestyle. Do not miss the opportunity to make this charming house your new home.



Road Map



Hybrid Map



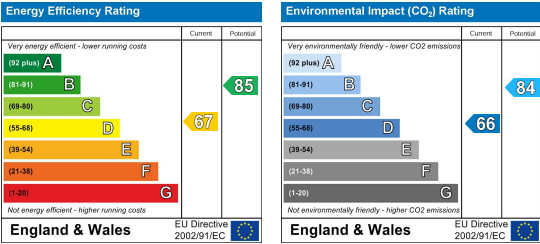
Terrain Map



Viewing

Please contact our Hunters Beverley Lettings 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.