

HUNTERS®

HERE TO GET *you* THERE



St Leonards Road

Beverley, HU17 7HJ

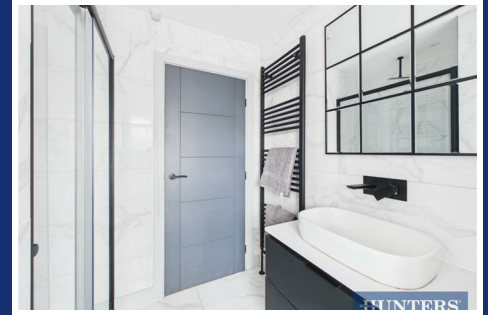
Offers In The Region Of £275,000



40 St Leonards Road

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Entrance Hall

Window to the front and side aspect, composite front entrance, door, power points, radiator and stairs to the first floor landing.

Downstairs WC

Low flush WC, radiator and wash hand basin.

Lounge

Bay window to the front aspect, media wall, electric feature fireplace, radiator, window shutters and power points.

Kitchen/Diner

Bi folding doors onto the garden, herringbone flooring, radiator, range of wall and base units with roll top work surfaces, island, quartz worktop, sink and drainer unit, integrated fridge/freezer, electric oven, induction hob, extractor fan and extractor fan.

Utility Room

Window to the side and rear aspects, space for washing machine, space for tumble dryer and power points.

First Floor Landing

Window to the side aspect, power points and loft access.

Bedroom One

Window to the front aspect, window shutter, fitted wardrobes, radiator, TV point and power points.

Bedroom Two

Window to the front aspect, radiator, fitted wardrobes, radiator, TV point and power points.

Bedroom Three

Window to the front aspect, radiator, power points and window shutters.

Bathroom

Window to the rear aspect, tiled flooring, heated towel rail, bath with mixer taps, double shower cubicle with rainfall shower, wash hand basin with vanity unit, low flush WC, tiled walls and extractor.

Garden

Low maintenance rear garden, patio area and astro turf.

Garage

Up and over electric garage door, power points and side door.

Driveway

Private parking for multiple vehicles.

****CHAIN FREE AND READY TO MOVE STRAIGHT INTO & ENJOY** EXTENDED
KITCHEN/DINER**MOLESCROFT CATCHMENT AREA****

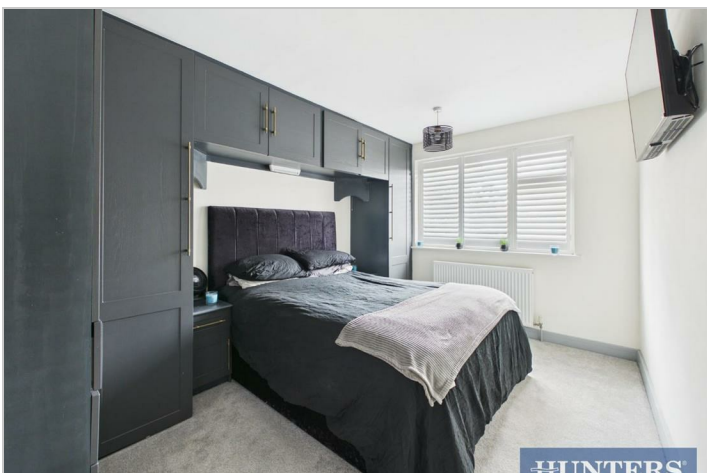
This home presents an excellent opportunity for families seeking a spacious and comfortable home. The property has been thoughtfully extended, providing ample living space for both relaxation and entertainment.

Upon entering, you will find two inviting reception rooms that offer versatility for various uses, whether it be a cosy lounge for family gatherings or a formal dining area for entertaining guests. The heart of the home is complemented by three well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests alike.

The property also features a well-appointed bathroom, designed for both convenience and comfort. The layout of the house promotes a sense of flow and connectivity, making it an ideal setting for family life.

Outside, the property benefits from a garden space that can be enjoyed during the warmer months, perfect for children to play or for hosting summer barbecues.

With its prime location in Molescroft, residents will enjoy easy access to local amenities, schools, and parks, making it a perfect choice for families. This semi-detached house on St Leonards Road is not just a property; it is a place where cherished memories can be made. Do not miss the chance to make this wonderful family home your own.



Road Map



Hybrid Map



Terrain Map



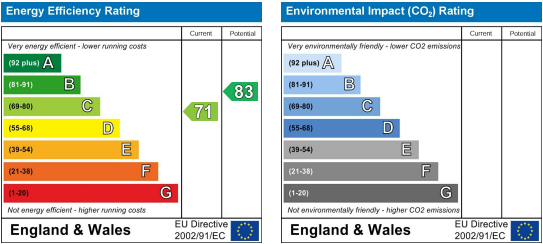
Floor Plan



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.