

# HUNTERS®

HERE TO GET *you* THERE

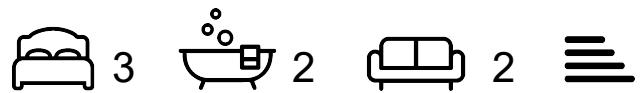


HUNTERS®

## Copandale Road

Beverley, HU17 7BN

Offers Over £325,000



Council Tax: C



HUNTERS®



HUNTERS®

# 11 Copandale Road

Beverley, HU17 7BN

Offers Over £325,000



## Entrance Hall

Composite door to the front aspect, textured ceiling, laminate style flooring, under stairs cupboard, stairs to the first floor landing, radiator and power points.

## Downstairs Toilet

Low flush WC, wash hand basin with pedestal, tiled walls, shower over bath with mixer taps, and extractor fan.

## Lounge

Bay window to the front aspect, coving, textured ceiling, dado rail, electric feature fireplace, radiator and power points.

## Kitchen/Diner/Family Room

Laminated laid wood style flooring, bi folding doors onto the rear garden,

## Utility Room

## First Floor Landing

UPVC window to the side aspect, coving, textured ceiling, airing cupboard, loft access and power points.

## Bedroom One

UPVC window to the rear aspect, textured ceiling, fitted wardrobes and radiator.

## Bedroom Two

UPVC bay window to the front aspect, coving, textured ceiling, fitted wardrobes, radiator and power points.

## Bedroom Three

UPVC windows to the rear aspect, coving, textured ceiling, radiator and power points.

## Bathroom

UPVC window to the rear aspect, shower cubicle with power shower, vinyl flooring, heated towel rail, low flush WC, wash hand basin with pedestal, tiled walls and extractor fan.

## Integral Garage

French doors onto the rear garden, roller door, power and lighting.

## Garden

Mainly laid to lawn with plant and shrub borders.

## Private Driveway

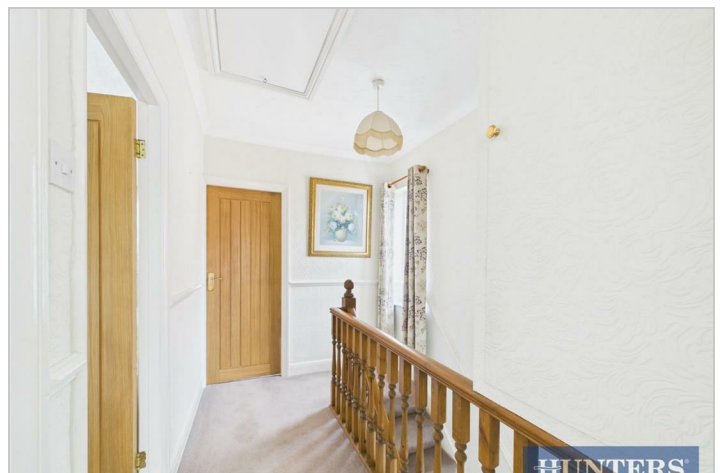
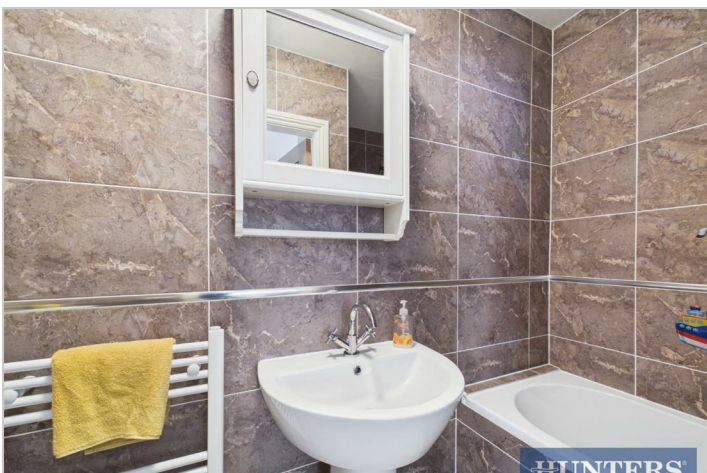
Private driveway for multiple vehicles.

Nestled in the charming area of Copandale Road, Beverley, this delightful house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families seeking a welcoming home in a community known for its excellent schools.

As you enter, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the fantastic open plan living, dining, and kitchen area at the back, which creates a warm and sociable atmosphere. This layout is perfect for family gatherings or hosting friends, allowing for seamless interaction while cooking or enjoying meals together.

The property boasts two bathrooms, ensuring convenience for busy family life. Outside, you will find a good-sized garden that offers a private retreat for outdoor activities or simply unwinding in the fresh air. Additionally, there is a gated workshop area at the rear, providing a practical space for hobbies or storage.

The private driveway adds to the appeal, offering secure parking and easy access to the home. This property is not just a house; it is a place where memories can be made, set in a family-friendly area that is sure to meet all your needs. With its combination of space, modern features, and a lovely garden, this home on Copandale Road is a wonderful opportunity for those looking to settle in Beverley.



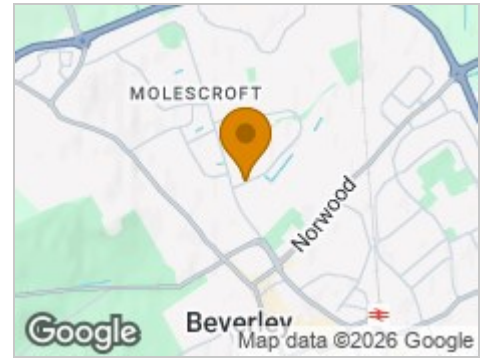
## Road Map



## 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.