

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Minster Avenue

Beverley, HU17 0ND

Offers In The Region Of £150,000



Council Tax: A



# 52 Minster Avenue

Beverley, HU17 0ND

Offers In The Region Of £150,000



## Entrance Hall

UPVC front door makes the entrance to this house.

## Lounge

UPVC double-glazed window to the front aspect, laminated laid wood style flooring, wall panelling, radiator, TV point and power points.

## Kitchen

Window to the rear aspect, range of wall and base units with roll top work surfaces, sink and drainer unit, plumbed for a washing machine, space for a fridge, storage cupboard, electric oven, electric hob, extractor hood, extractor fan, power points.

## First Floor Landing

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

## Bedroom 1

Window to the front aspect, loft access, radiator and power points.

## Bathroom

UPVC double-glazed opaque window to the rear aspect, vinyl flooring, tiled walls, 3 piece bathroom suite comprising; panel enclosed bath with mixer taps and shower attachment, low flush W/C, wash hand basin with pedestal, heated towel rail, extractor fan.

## Sunroom

French doors onto the garden, UPVC double-glazed window to the side and rear aspect, laminated laid wood style flooring, power points.

## Rear Garden

This is a low maintenance garden which is accessed at the rear, with patio area and outdoor lighting.

## Parking

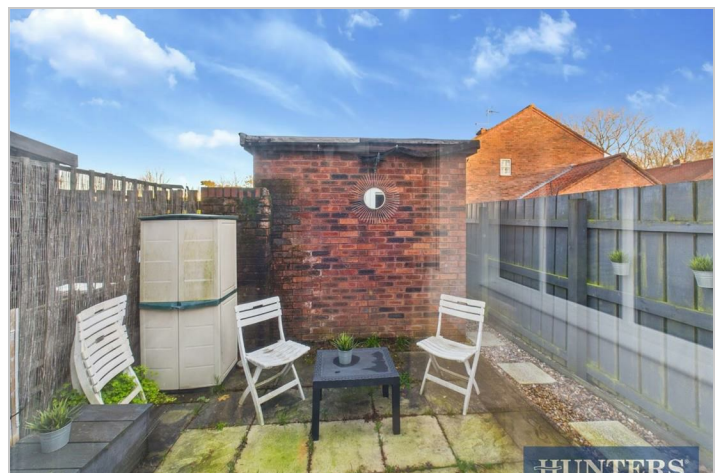
Resident permit parking and guest parking available.

Nestled in the heart of Beverley, this charming mid-terrace house on Minster Avenue is a hidden gem that offers both comfort and convenience. With its central location, you will find yourself just a stone's throw away from the vibrant local amenities, including shops, cafes, and parks, making it an ideal choice for those who appreciate the ease of urban living.

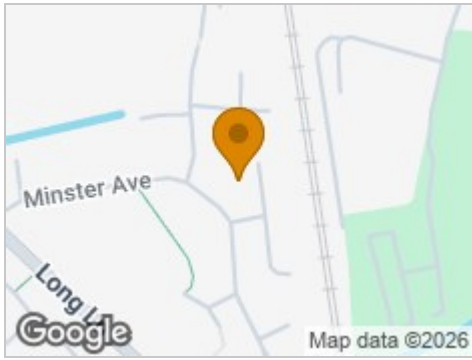
This delightful property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The well-appointed one bedroom provides a cosy retreat, while the bathroom is designed for both functionality and comfort. The layout of the house is thoughtfully designed, ensuring that every space is utilised effectively.

As a turn-key property, it is ready for you to move straight in and enjoy. The low-maintenance nature of the home allows you to spend more time enjoying your surroundings rather than worrying about upkeep.

Whether you are a first-time buyer, a couple looking for a quaint abode, or an investor seeking a promising rental opportunity, this property is sure to impress. Embrace the charm of Beverley and make this lovely house your new home.



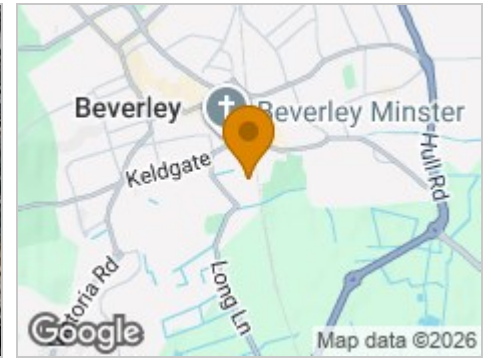
## Road Map



## Hybrid Map



## Terrain Map



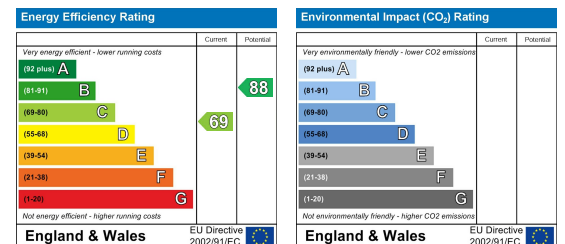
## Floor Plan



## 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.