

HUNTERS®

HERE TO GET *you* THERE



HUNTERS®

Crawshaw Avenue

Beverley, HU17 7QW

Offers In The Region Of £425,000



Council Tax: E



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ENTRANCE HALL

Covered porch over the front door, under stairs cupboard, radiator, power points and stairs to the first floor landing.

DOWNSTAIRS WC

Window to the side aspect, low flush WC, and a wash hand basin.

LOUNGE

Bay window to the front aspect and a window to the side, coving, radiator, feature gas fireplace, power points and TV point.

CONSERVATORY

Windows to the rear aspect and radiator.

KITCHEN/DINER

Window to the rear aspect, sliding door onto the conservatory, tiled flooring, radiator, range of wall and base units with granite work surfaces, breakfast bar, under unit lights, integrated dishwasher, sink and drainer unit, space for fridge/freezer, electric oven, gas hob, extractor hood and power points.

UTILITY ROOM

Window to the side aspect, range of wall and base units with roll top work surfaces, tiled splash back, space for washing machine, sink and drainer unit and power points.

FIRST FLOOR LANDING

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

BEDROOM ONE

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

EN SUITE

Window to the side aspect, heated towel rail, tiled flooring, fully tiled shower cubicle with electric shower, low flush WC, wash hand basin with pedestal and part tiled walls.

BEDROOM TWO

Windows to the front and rear aspects, radiator and power points.

BEDROOM THREE

Window to the rear aspect, radiator and power points.

BEDROOM FOUR

Window to the rear aspect, radiator and power points.

BATHROOM

Windows to the side aspect, tiled flooring, heated towel rail, three piece suite comprising of panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin with vanity unit and tiled walls.

GARAGE

Up and over door, window, door to the rear, power and lighting, space for a tumble dryer and work bench.

REAR GARDEN

Mainly laid to lawn with plant and shrub borders, greenhouse, shed, patio area, outside tap and two side entrances.

DRIVEWAY

Private driveway for multiple vehicles.

****MOLESCROFT CATCHMENT AREA** FOUR BEDROOMS** CUL DE SAC LOCATION****

A fabulous cul de sac location in the desirable area of Molescroft, Beverley, this delightful detached house offers a perfect blend of comfort and style. With an inviting homely feel, this property is ideal for families seeking a peaceful yet convenient lifestyle.

The house boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-designed layout ensures that each room flows seamlessly into the next, creating a warm and welcoming atmosphere throughout.

With four generously sized bedrooms, there is plenty of room for everyone to enjoy their own private space. The two bathrooms add to the convenience of the home, making morning routines and family life a breeze.

The location on Crawshaw Avenue is particularly appealing, as it offers a tranquil setting while still being close to local amenities and schools. This rare opportunity in such a sought-after area is not to be missed.

Whether you are looking to settle down in a family-friendly neighbourhood or simply seeking a comfortable home with plenty of space, this property is sure to meet your needs. Come and experience the charm of this lovely home in Beverley.



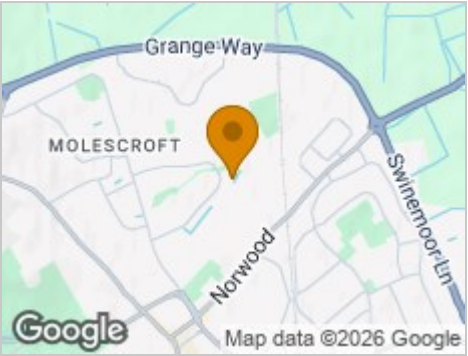
Road Map



Hybrid Map



Terrain Map



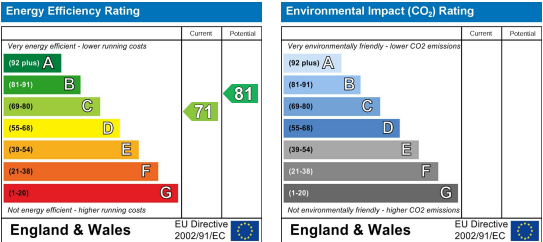
Floor Plan



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.