

HUNTERS®

HERE TO GET *you* THERE



HUNTERS®

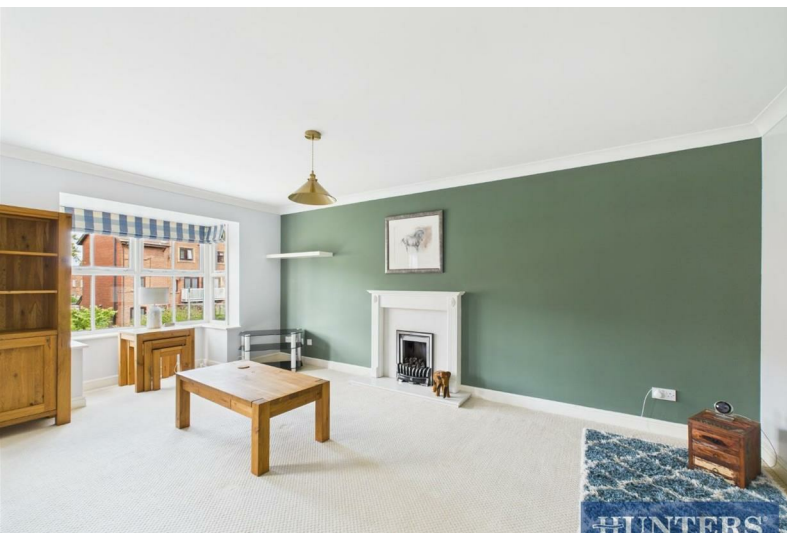
Barkers Mill

Beverley, HU17 0UJ

Offers In The Region Of £260,000



Council Tax:



5 Barkers Mill

Beverley, HU17 0UJ

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ENTRANCE HALL

7'10" x 6'8" (2.39 x 2.03)

Entrance door, wooden double glazed window to front aspect, laminate laid wood style flooring, storage cupboard, radiator, telephone, power points and stairs to first floor landing.

DOWNSTAIRS SHOWER ROOM

6'1" x 4'7" (1.85 x 1.40)

Laminate laid wood style flooring, radiator, tiled shower enclosure with mains shower, low flush WC, wash hand basin with pedestal and extractor fan.

STUDY/BEDROOM

9'2" x 9'1" (2.79 x 2.77)

Double glazed window to rear aspect overlooking the Beck, coving, radiator, telephone, TV and power points.

UTILITY ROOM

7'10" x 9'0" max (2.39 x 2.74 max)

Double glazed wooden door opening to patio overlooking the Beck, double glazed window to rear aspect, laminate laid wood style flooring, range of base units with roll top surfaces, space for washing machine, space for tumble dryer, sink and drainer unit, radiator, power points, extractor fan and boiler.

FIRST FLOOR LANDING

Double glazed window to front aspect, radiator, power points, telephone entry and stairs to second floor.

LOUNGE

17'2" x 17'5" max (5.23 x 5.31 max)

Double glazed window to rear aspect overlooking the Beck, coving, two radiators, gas feature fireplace, telephone, TV and power points.

KITCHEN

11'4" x 9'5" (3.45 x 2.87)

Double glazed window to front aspect, laminate laid wood style flooring, radiator, range of wall and base units with roll top work surfaces with tiled splash back,

integrated dishwasher, sink and drainer unit, integrated fridge/freezer, electric oven, gas hob, extractor hood and power points.

SECOND FLOOR LANDING

power points, telephone entry and access to loft.

BEDROOM 1

12'6" x 10'2" (3.81 x 3.10)

Double glazed window to rear aspect with views of the Beck, coving, radiator, airing cupboard, telephone, TV and power points.

EN SUITE

5'10" x 4'8" (1.78 x 1.42)

Radiator, tiled shower cubicle with power shower, low flush WC, wash hand basin with pedestal, shaver point and extractor fan.

BEDROOM 2

11'2" x 8'11" max (3.40 x 2.72 max)

Double glazed windows to front aspect, radiator, TV and power points.

BEDROOM 3

9'1" x 6'9" (2.77 x 2.06)

Double glazed window to rear aspect with views of the Beck, coving, radiator, TV and power points.

BATHROOM

6'7" x 5'11" (2.01 x 1.80)

Double glazed opaque window to front aspect, radiator, three piece suite comprising of panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin with pedestal, part tiled walls, shaver point and extractor fan.

GARDEN

Paved enclosed court yard to the front and a patio to the rear, overlooking the Beck.

GARAGE

Electric roller door with power and lighting and parking in front.

Tel: 01482 861411

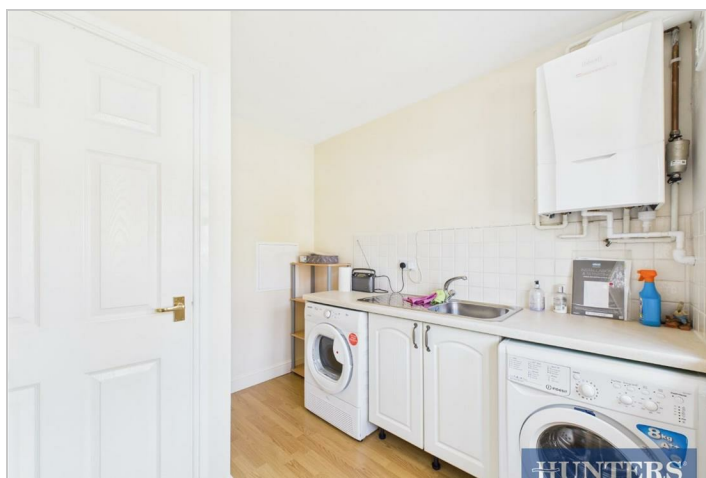
Contemporary Waterside Townhouse in the Historic Market Town of Beverley!

Set within the desirable Barkers Mill development, this stylish and modern townhouse enjoys a prime position overlooking Beverley Beck. Ideally situated for scenic walks along the waterfront and just a short stroll into the vibrant town centre, you'll find an array of boutique shops, traditional pubs, and popular restaurants close by.

The property offers a flexible layout that is well-suited to modern family living, with the added benefit of ground floor accommodation ideal for a dependent relative or guest suite.

The ground floor comprises an entrance hall, shower room, bedroom, and utility room. On the first floor, you'll find a spacious lounge and a well-appointed fitted kitchen, perfect for entertaining. The second floor offers three generously sized bedrooms, including a principal suite with en suite shower room, and a contemporary family bathroom.

Outside, paved patio areas to both the front and rear provide peaceful spots to relax and enjoy the tranquil waterside setting. Additional features include an integral garage and private parking. An internal viewing is strongly recommended to fully appreciate the space, setting, and lifestyle this unique home has to offer.



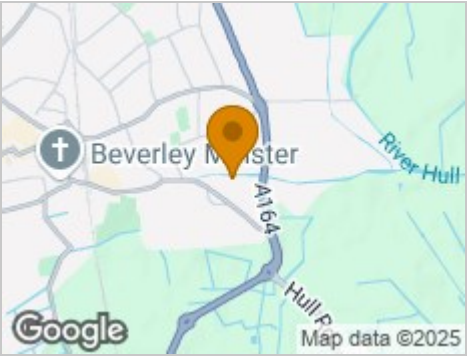
Road Map



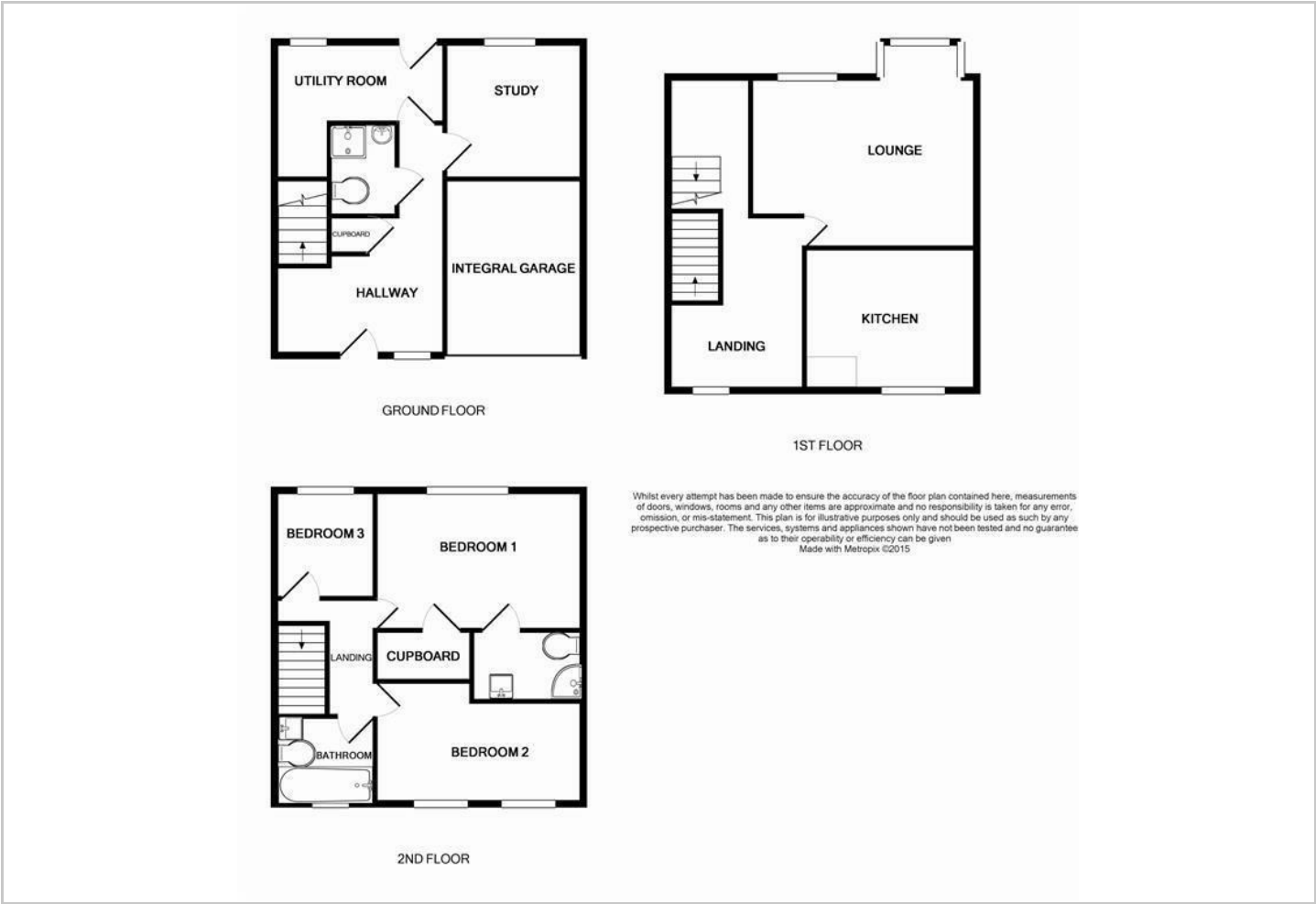
Hybrid Map



Terrain Map



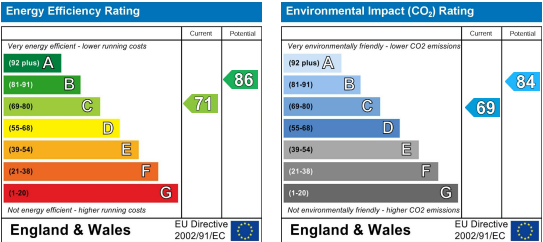
Floor Plan



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.