

# HUNTERS<sup>®</sup>

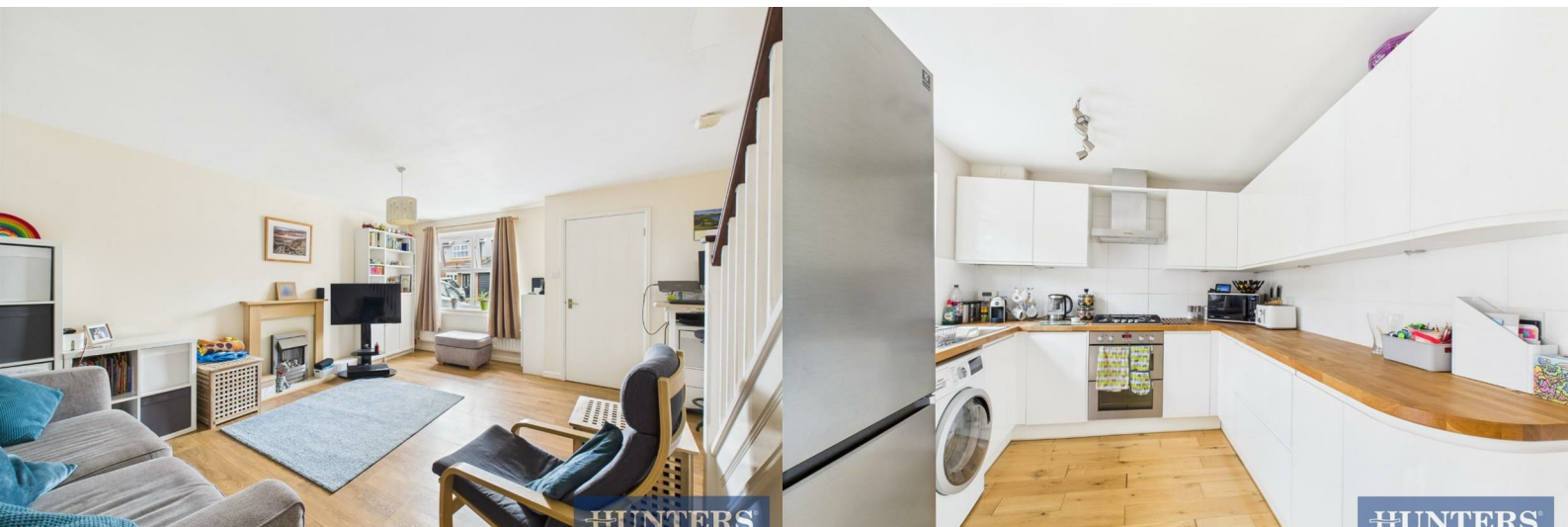
HERE TO GET *you* THERE



## Butterfly Meadows

Beverley, HU17 9GA

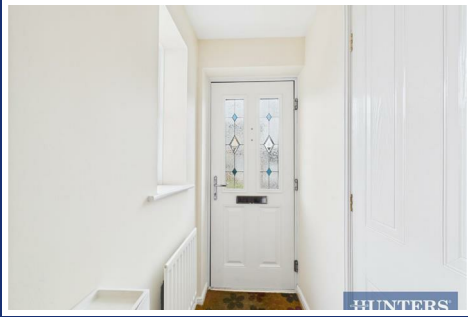
Offers In The Region Of £250,000



# 33 Butterfly Meadows

Beverley, HU17 9GA

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## Entrance Hall

Front door, and window to the side aspect.

## Downstairs Cloakroom

Window to the front aspect, low flush WC, wash hand basin and radiator.

## Lounge

UPVC double glazed window to the front aspect, laminate style flooring, electric feature fireplace, radiator and power points.

## Kitchen/Diner

UPVC double glazed window to the rear aspect, French doors onto garden, laminate laid wood style flooring, range of wall and base units with wood work surfaces, tiled splash back, sink and drainer unit, Integrated dishwasher, plumbed for washing machine, space for fridge/freezer, gas hob, electric oven, extractor hood, radiator and power points.

## First Floor Landing

UPVC double glazed window to the side aspect, loft access, airing cupboard and power points.

## Bedroom One

UPVC double glazed window to the front aspect, fitted wardrobes, radiator and power points.

## En Suite

UPVC double glazed opaque window to the side aspect, tiled walls, fully tiled shower cubicle with power, low flush WC, wash hand basin with vanity unit, heated towel rail and extractor fan.

## Bedroom Two

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

## Bedroom Three

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

## Bathroom

UPVC double glazed opaque window to the rear aspect, tiled walls, laminate style flooring, three piece bathroom suite comprising; panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin with vanity unit, heated towel rail and extractor fan.

## Garden

Mainly laid to lawn with plant and shrub borders, side access, patio area and outside tap.

## Garage

Up and over door with power and lighting.



Nestled in the charming Butterfly Meadows area of Beverley, this delightful detached family home offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families seeking a welcoming environment in a highly sought-after location.

Situated within the esteemed Molescroft catchment, this home is ready for you to move in and enjoy from day one. The spacious layout provides ample room for relaxation and family gatherings, making it a wonderful space to create lasting memories. The surrounding area boasts a friendly community atmosphere, with local amenities and schools close by, ensuring that everything you need is within easy reach.

This property is not just a house; it is a place where you can truly feel at home. Whether you are looking to settle down or invest in a family-friendly neighbourhood, this residence in Butterfly Meadows is an opportunity not to be missed. Come and experience the charm and warmth of this lovely home for yourself.



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.