HUNTERS®

HERE TO GET *you* THERE

Bielby Drive

Beverley, HU17 0RX

Offers In The Region Of £240,000

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Council Tax: D

40 Bielby Drive

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ENTRANCE HALL
6'5" x 3'1" (1.96 x 0.95)
UPVC front entrance door, UPVC double glazed window to the side aspect and radiator.

WC
5'9" x 2'7" (1.76 x 0.79)
UPVC double glazed window to the front aspect, low flush WC, wash hand basin with vanity unit and heated towel rail.

LIVING ROOM
UPVC double glazed window to the front aspect, carpeted, electric feature fireplace, power points and TV point.

KITCHEN/DINER
18'1" x 14'6" (5.52 x 4.43)
UPVC double glazed window to the rear aspect, UPVC French doors opening to the side garden, marble effect tiled flooring a range of wall and base units with roll top work surfaces, tiled splash back, plumbed for dishwasher, sink and drainer unit, space for fridge/freezer, electric oven and hob, extractor hood under stairs cupboard and power points.

UTILITY ROOM
8'8" x 4'6" (2.63 x 1.38)
UPVC double glazed door to the rear aspect, a range of wall and base units with roll top work surfaces, space for washing machine and tumble dryer, radiator, cupboard housing boiler and power points.

PLAY ROOM
16'0" x 8'8" (4.88 x 2.64)
UPVC double glazed window to the front aspect, laminate wood effect flooring, radiator, TV and power points.

FIRST FLOOR LANDING
7'11" x 6'0" max (2.42 x 1.82 max)
Loft access and power points.

BEDROOM 1
15'2" x 8'8" (4.62 x 2.64)
UPVC double glazed windows to the front and side aspects, laminate wood effect flooring, Velux window to the front, radiator, fitted cupboard and power points.

BEDROOM 2
13'4" x 8'6" (4.06 x 2.58)
UPVC double glazed window to the front aspect, radiator TV and power points, built in wardrobes along one wall.

BEDROOM 3
10'9" x 8'6" (3.27 x 2.58)
UPVC double glazed window to the rear aspect, carpeted, radiator and power points.

BEDROOM 4
7'3" x 5'9" max (2.21 x 1.75 max)
UPVC double glazed window to the front aspect, radiator, fitted cupboard and power points.

BATHROOM
15'10" x 5'6" (4.83 x 1.68)
UPVC double glazed windows to the rear aspect, velux window to the rear, four piece bathroom suite comprising of:- roll top bath with mixer taps, double mains fed walk in shower, low flush WC, wash hand basin with vanity unit, tiled walls and extractor fan.

GARDEN
A side entrance the rear garden which comprises; a decking area, laid Astroturf lawn, outside tap and outdoor lighting.

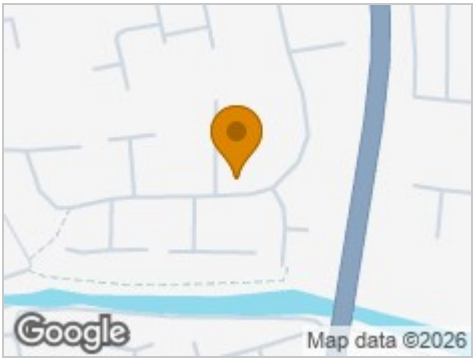
PARKING
Off road parking for one vehicle.

Tel: 01482 861411

A DECEPTIVELY SPACIOUS HOME EXTENSIVELY UPGRADED & EXTENDED TO CREATE A FLEXIBLE AND SPACIOUS LAYOUT THROUGHOUT! **CHAIN FREE PURCHASE**

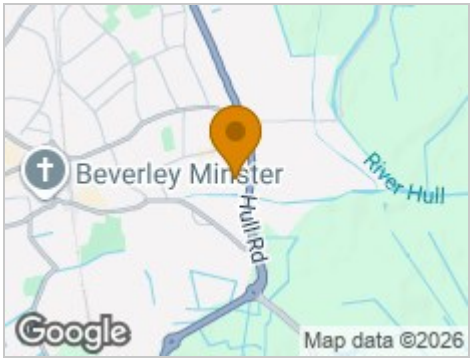
This beautiful family home offers a bright, modern and flexible layout throughout whether you are looking to downsize, find the ideal family home or even a first time purchase. This property ticks all the boxes and more. Ideally situated within the commuting distance to Hull City of Culture, coastal towns of Hornsea and Bridlington, motorways and the city of York. Some of the sought after local primary and secondary schools, train station, bus station and the newly developed Flemingate site are all less than a mile of walking distance. You will never be short of something to do. The property briefly comprises; Entrance Hall, WC, Living Room, Kitchen/Diner, Utility room and play room to the ground floor, four bedrooms and bathroom to the first floor. Book your accompanied viewing to avoid disappointment.

Road Map

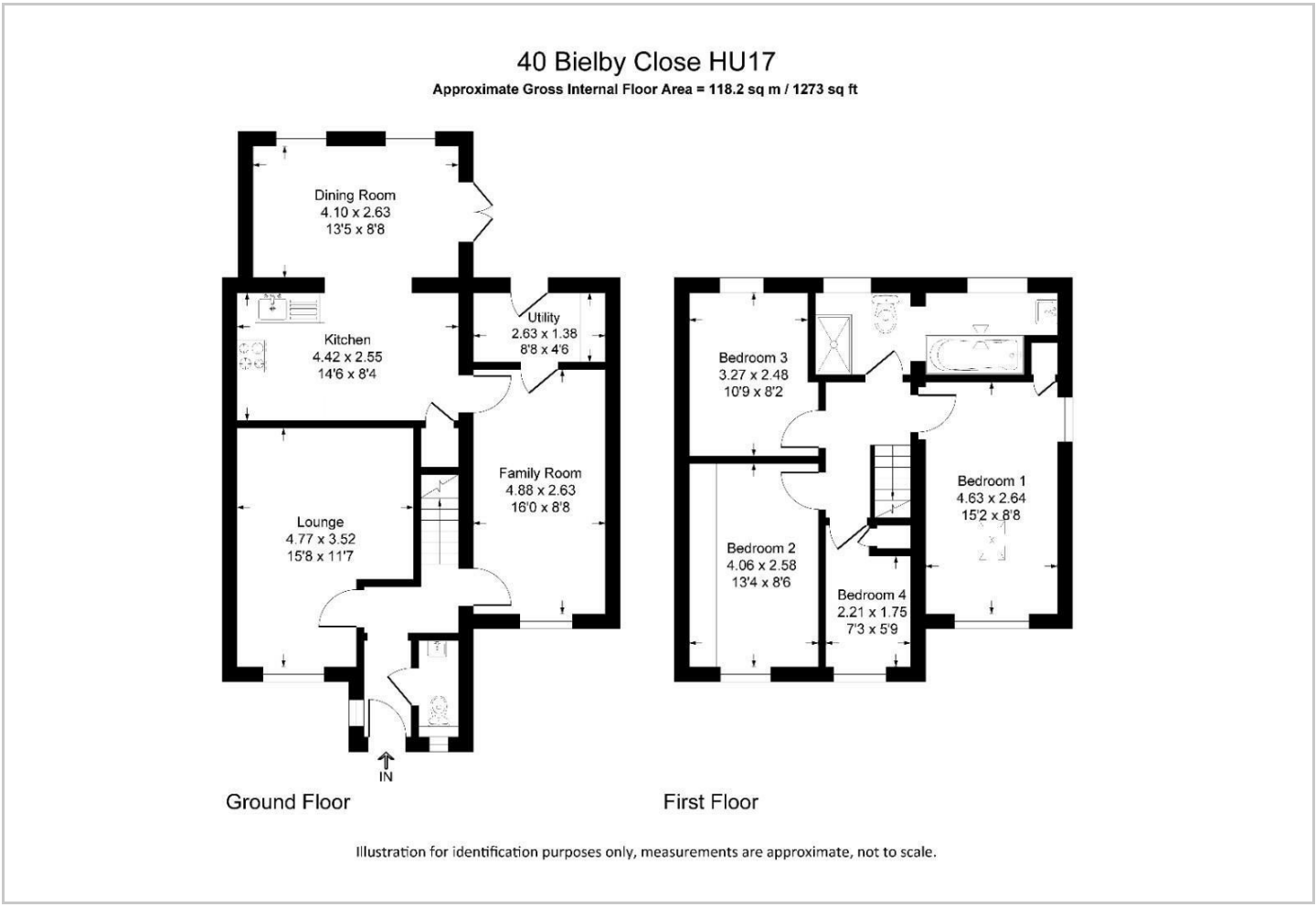


Hybrid Map

Terrain Map



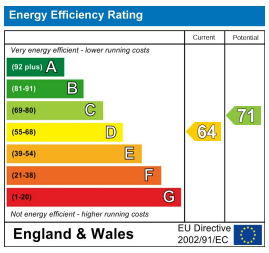
Floor Plan

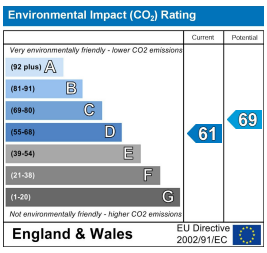


Viewing

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.

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