

# HUNTERS<sup>®</sup>

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## Norwood

Beverley, HU17 9HL

Offers In The Region Of £255,000



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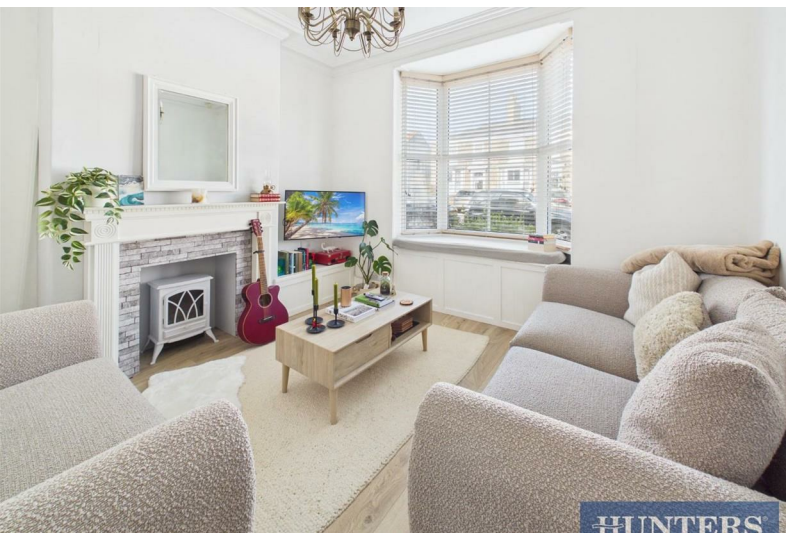


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# 104 Norwood

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## Offers In The Region Of £255,000



### ENTRANCE HALL

Wooden front entrance door and glazed inner door, laminate wood style floor, dado rail, radiator, power points and stairs to the first floor landing.

### LOUNGE

UPVC bay window to the front aspect with storage / window seat, coving, ceiling rose, radiator, feature fireplace, power points and TV point.

### DINING ROOM

UPVC window to the rear aspect, picture rail, under stairs storage cupboard, radiator, TV point and power points.

### KITCHEN

UPVC window to the side aspect, exterior door to the side return, French doors opening to the patio area. Coving, radiator, range of wall and base units with roll top work surfaces, tiled splash back, plumbing for washing machine, sink and drainer unit, integrated fridge/freezer, electric oven with gas hob, extractor fan and power points.

### FIRST FLOOR LANDING

Picture rail and loft access.

### BEDROOM ONE

UPVC windows to the front aspect, coving, radiator and power points.

### BEDROOM TWO

Window to the rear aspect, picture rail, radiator and power points.

### BATHROOM

UPVC window to the rear aspect with privacy glass, storage cupboard housing boiler, radiator, three piece suite comprising of; panel enclosed bath with mixer taps and Aqua Lisa shower over, low flush WC, wash hand basin with pedestal and part tiled walls.

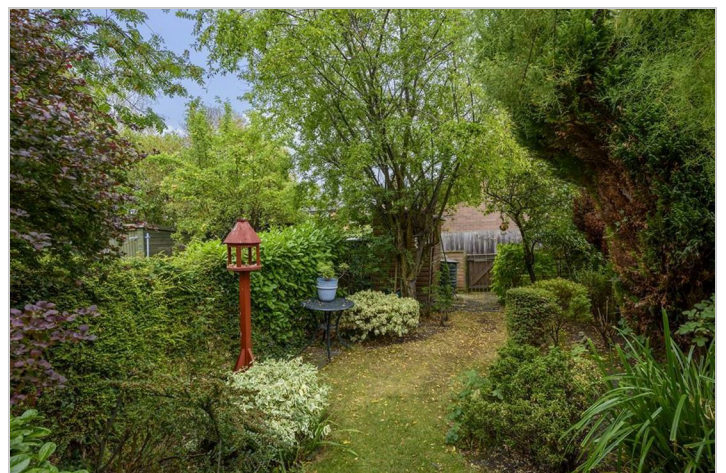
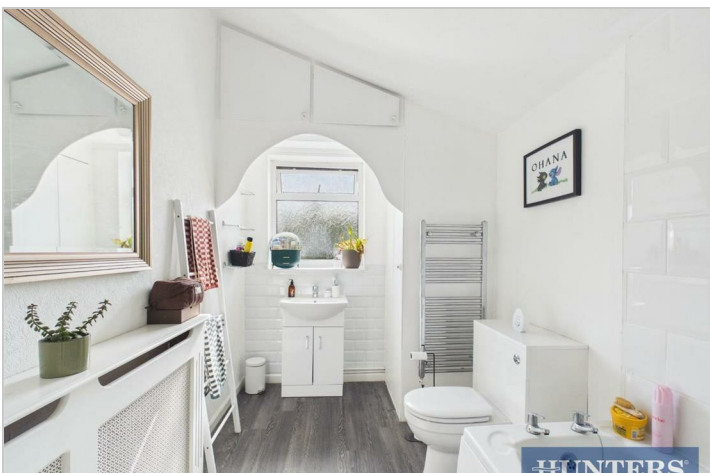
### REAR GARDEN

Rear entrance to the garden which is mainly laid to lawn with mature planting and shrub borders, wooden shed, patio area, outside tap and outside lights.

### PARKING

On Street Permit parking available.

**\*\*A FINE EXAMPLE OF A PERIOD PROPERTY SITUATED IN A SOUGHT AFTER, CENTRAL LOCATION IN BEVERLEY!!\*\*** This wonderful two bedroom Victorian terrace is presented with all the charm you'd expect from a property of it's time, and is certainly not a property to be missed. Only a short walk away from the centre of the Historical Georgian market town of Beverley are a wide variety of local amenities to soak up and enjoy such as; cafes, restaurants and coffee houses. The property itself briefly comprises; Entrance hall, lounge, dining room, kitchen, two bedrooms, bathroom, lovely, private rear garden and on street parking. Book your viewings today to avoid disappointment!



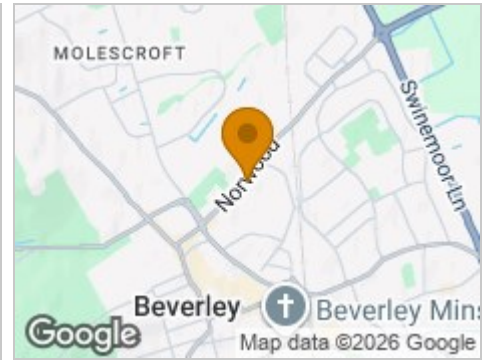
## Road Map



## Hybrid Map



## Terrain Map



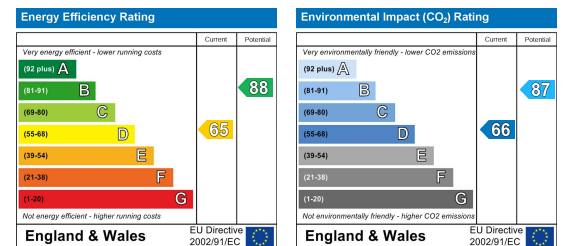
## Floor Plan



## 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.