

# HUNTERS®

HERE TO GET *you* THERE



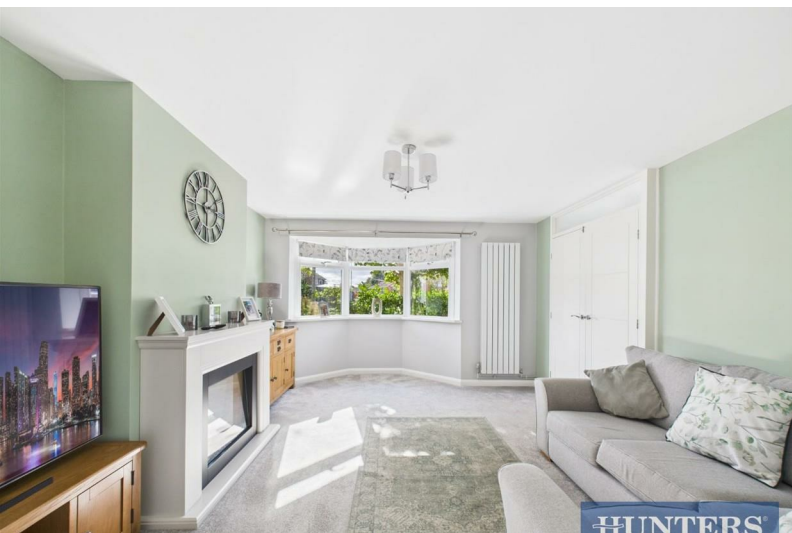
## Laughton Road

Beverley, HU17 9JR

Offers In The Region Of £254,000



Council Tax: B





# 88 Laughton Road

Beverley, HU17 9JR

## Offers In The Region Of £254,000



### Entrance Hall

UPVC front door, UPVC double-glazed window to the side aspect, laminated laid wood style flooring, coving, radiator, power points and stairs ascending to the first floor landing.

### Lounge

UPVC double-glazed bay window to the front aspect, feature electric fireplace, vertical radiator, TV point, power points.

### Kitchen/Diner

UPVC double-glazed window to the side aspect, laminated laid wood style flooring, range of wall and base units with roll top work surfaces, tiled splashback, sink and drainer unit, integrated washing machine, integrated fridge/freezer, electric oven, electric hob, grill, extractor hood, vertical radiator, power points.

### Conservatory

French doors, UPVC double-glazed window to the rear aspect, tiled flooring, power points.

### First Floor landing

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

### Bedroom 1

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

### Bedroom 2

UPVC double-glazed window to the front

aspect, textured ceilings, radiator and power points.

### Bedroom 3

UPVC double-glazed window to the front aspect, textured ceilings, a fitted cupboard, radiator and power points.

### Shower room

UPVC double-glazed window to the rear aspect, tiled flooring, tiled walls, low flush WC, wash hand basin with vanity unit, separate shower, extractor fan.

### Garage

Up and over door garage door with lighting.

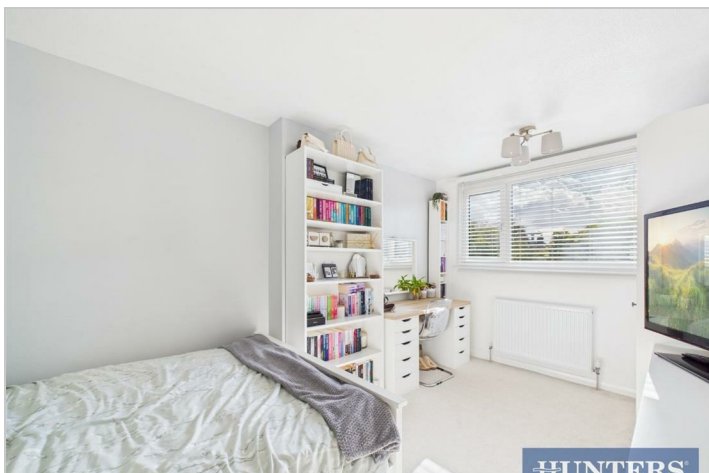
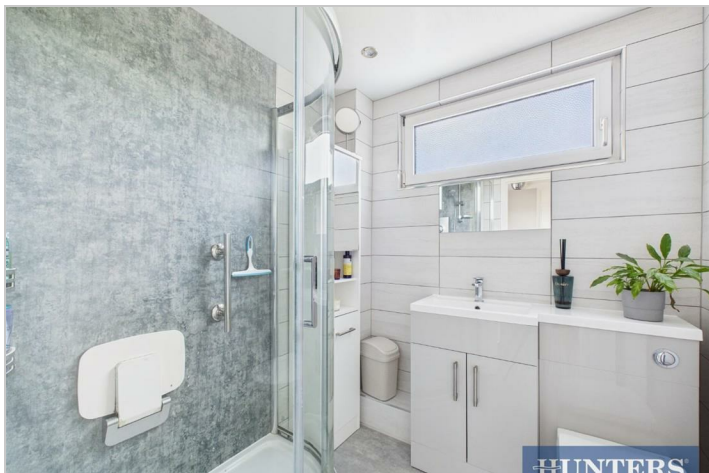
**\*\*CHAIN FREE AND READY TO MOVE IN AND ENJOY\*\* PRIVATE GARDEN WHICH BACKS ONTO THE RUGBY FIELD\*\***

This wonderful semi-detached house offers a perfect blend of modern comfort and traditional appeal. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

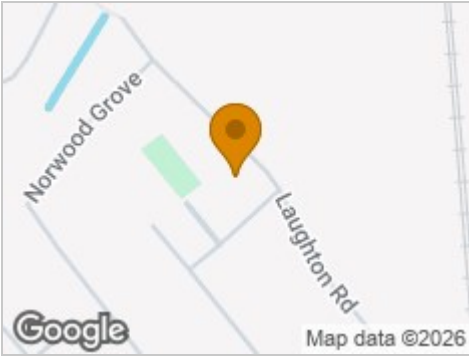
Recent upgrades throughout the house ensure a fresh and contemporary feel, making it move-in ready for its new occupants. The layout is thoughtfully designed, allowing for both privacy and communal living. The bathroom is well-appointed, catering to the needs of a busy household.

Situated in the desirable area of Beverley, residents will enjoy the convenience of local amenities, schools, and parks, all within easy reach. This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a modern home.

In summary, this semi-detached house on Laughton Road is a wonderful choice for anyone seeking a stylish and spacious living environment in a sought-after location. Don't miss the chance to make this lovely property your new home.



Road Map



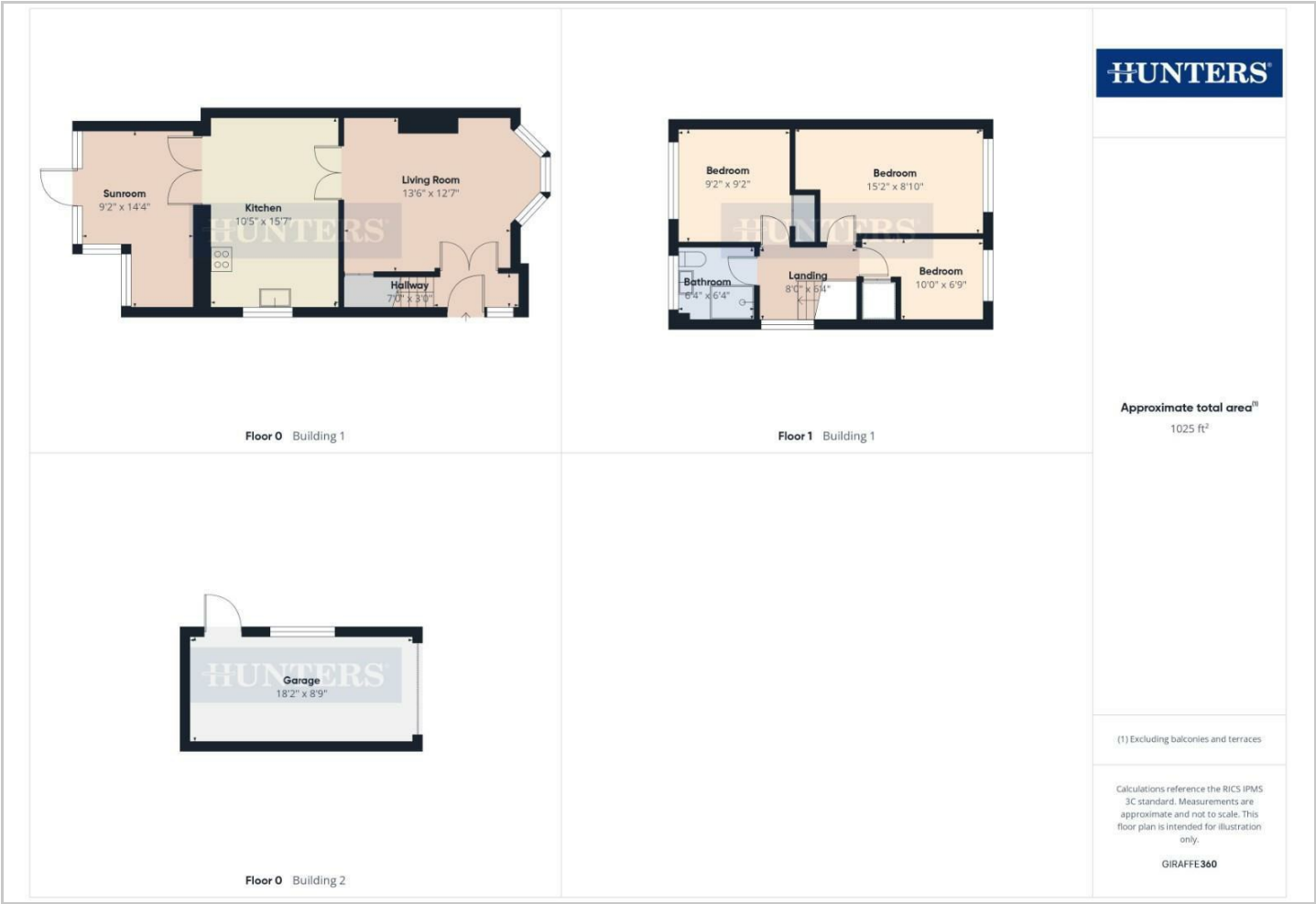
Hybrid Map



Terrain Map



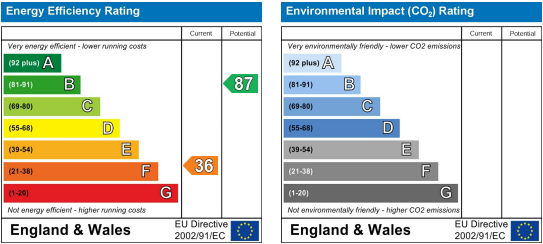
Floor Plan



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.