

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Elmsall Drive

Beverley, HU17 7HL

Offers In The Region Of £395,000



Council Tax: E



# 3 Elmsall Drive

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## Entrance Hall

Composite front door, coving, textured ceiling, storage cupboard, radiator, power points and stairs to the first floor landing.

## Downstairs WC

UPVC window to the side aspect, vinyl flooring, cupboard, textured ceiling, low flush WC, wash hand basin with pedestal and tiled walls.

## Lounge

UPVC window to the front and side aspect, coving, textured ceiling, radiator, gas feature fireplace, power points and TV point.

## Dining Room

UPVC window to the side aspects, coving, textured ceiling, radiator and power points.

## Kitchen

UPVC window to the rear aspect, vinyl flooring, textured ceiling, radiator, range of wall and base units with roll top work surfaces, tiled splash back, plumbed for dishwasher, sink and drainer unit, space for fridge, electric oven, electric hob, extractor hood and power points.

## Utility Room

UPVC door to the rear aspect, space for washing machine, space for tumble dryer, power points and radiator.

## Conservatory

UPVC windows to the side and rear aspects, French doors onto the garden, radiator and power points.

## First floor landing

UPVC window to the side aspect, coving, textured ceiling, radiator, loft access and power points.

## Bathroom

UPVC window to the side aspect, coving, textured ceiling, tiled flooring, four piece suite comprising of; separate shower, bath with mixer taps, low flush WC, wash hand basin with pedestal, tiled walls and extractor fan.

## Bedroom One

UPVC window to the rear aspect with views of the garden, coving, textured ceiling, fitted wardrobes, radiator and power points.

## Bedroom Two

UPVC window to the front aspect, textured ceiling, fitted wardrobes, radiator and power points.

## Bedroom Four

UPVC window to the rear aspect, textured ceiling, fitted wardrobes, radiator and power points.

## Double Garage

Electric roller door, access from the kitchen, power and lighting.

## Rear Garden

South facing aspect, mainly laid to lawn with plant and shrub borders, patio area and outside tap.

**\*\*NO ONWARD CHAIN\*\***

A charming detached house nestled in the desirable Molescroft area of Beverley. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four double bedrooms, there's ample space for the whole family to unwind and make lasting memories.

Situated in a sought-after location, this wonderful family home offers a south-facing garden, allowing you to bask in the sunlight and enjoy the outdoors in the comfort of your own space. The property presents a fantastic opportunity for you to add your personal touch and create a truly bespoke living environment tailored to your preferences.

Whether you're looking to host gatherings in the generous reception rooms or retreat to the peaceful bedrooms after a long day, this house provides the ideal canvas for you to design your dream home. Don't miss out on the chance to make Elmsall Drive your own and embrace the lifestyle that comes with living in this coveted area of Beverley.



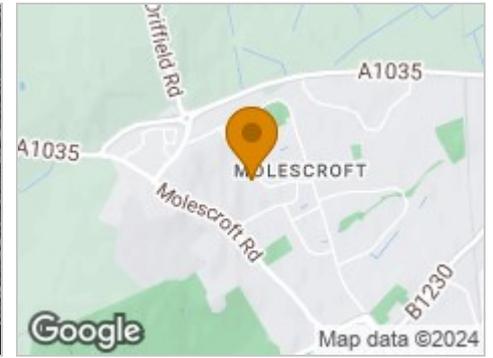
## Road Map



## Hybrid Map



## Terrain Map



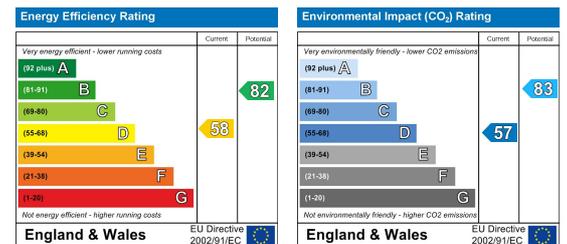
## Floor Plan



## 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.