

# HUNTERS®

HERE TO GET *you* THERE



HUNTERS®

**Voase way**

Beverley, HU17 0WL

Offers In The Region Of £425,000



4



2



2



B

Council Tax: C



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# 28 Voase way

Beverley, HU17 0WL

Offers In The Region Of £425,000



## Entrance Hall

UPVC composite front entrance door, Karndean flooring, cloak cupboard, radiator, power points and stairs ascending to the first floor landing.

## Guest Cloakroom

UPVC double-glazed window to the side aspect, part tiled walls, Karndean flooring, low flush WC, wash hand basin with pedestal and radiator.

## Study

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

## Lounge

UPVC double-glazed windows to the side and rear aspects, French doors opening to the garden, Karndean flooring, radiators, TV point and power points.

## Kitchen/Diner

UPVC double-glazed window to the front aspect, French doors opening to the garden, Karndean flooring, a range of wall and base units with work surfaces, sink and drainer unit, integrated wine cooler, integrated dishwasher, integrated fridge/freezer, electric oven, gas 5 ring hob, extractor hood, radiators and power points.

## Utility Room

Composite door opening to the rear garden, Karndean flooring, a range of wall and base units with work surfaces, sink and drainer unit, space for washing machine, space for tumble dryer, radiator and power points.

## First Floor Landing

Loft access with ladder, airing cupboard, radiator and power points.

## Bedroom One

UPVC double-glazed windows to the side aspect, dressing area with fitted wardrobes, radiator, TV point and power points.

## En-Suite

UPVC double-glazed opaque window to the side aspect, tiled shower cubicle with power shower, low flush WC, wash hand basin with pedestal, heated towel rail, extractor fan and shaver point.

## Bedroom Two

UPVC double-glazed windows to the front aspect, fitted wardrobes, radiators, TV point and power points.

## Bedroom Three

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

## Bedroom Four

UPVC double-glazed windows to the front and side aspects, radiator and power points.

## Bathroom

UPVC double-glazed opaque window to the rear aspect, part tiled walls, four piece bathroom suite comprising; panel enclosed bath with mixer taps, low flush WC, wash hand basin with pedestal, tiled shower enclosure with power shower, heated towel rail and extractor fan.

## Garden

Side access to the rear garden which is mainly laid to lawn, patio area, outside tap and outside lighting.

## Garage

Up and over door with power and lighting.

## Parking

A driveway in front of the garage provides off road parking for two to three vehicles.

## Material Information - Hunters Beverley

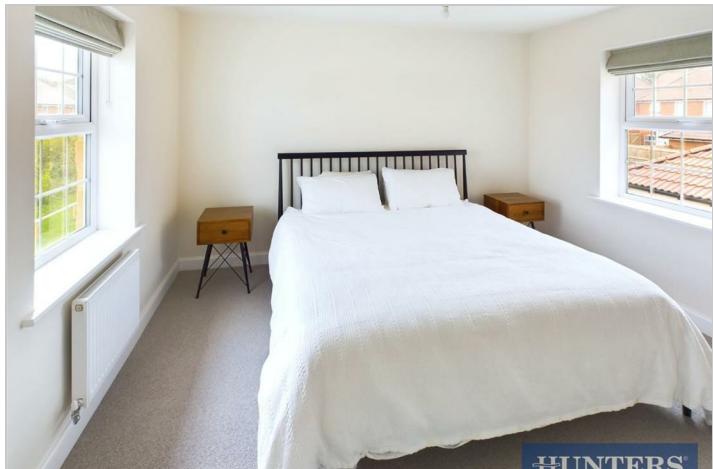
Tenure Type; Freehold

Council Tax Banding; C

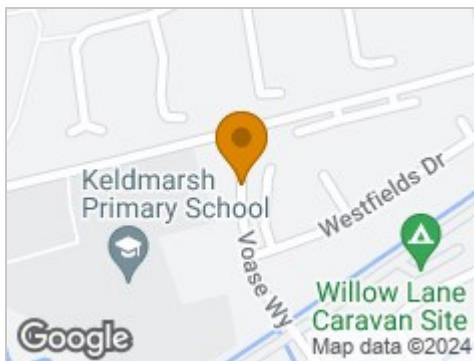
The Avondale, by David Wilson Homes, is an elegant four-bedroom detached property designed with modern living in mind. The heart of the home is a stylish kitchen with a dining area, complete with a utility room and a bright glazed bay at the front. The generous lounge, featuring French doors, seamlessly opens onto the garden, perfect for relaxing or entertaining. A separate study provides the ideal space for working from home.

Upstairs, the spacious main bedroom boasts an en-suite shower room and fitted dressing area, while three additional double bedrooms share a contemporary family bathroom.

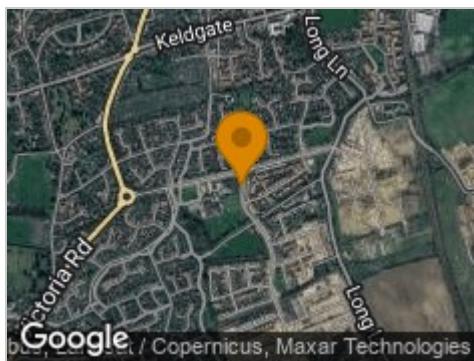
This property is situated on a corner plot, offering a high level of privacy with a spacious lawned garden. The exterior features a detached brick-built garage and a driveway providing convenient off-road parking. With no onward chain, this home includes a range of premium upgrades and more, making it move-in ready.



## Road Map



## Hybrid Map



## Terrain Map



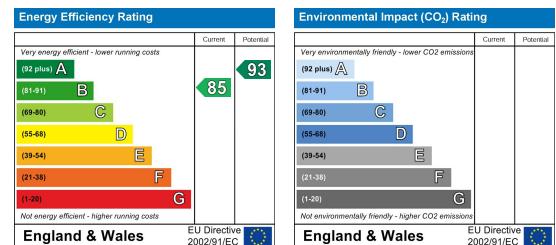
## Floor Plan



## 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.