

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



HUNTERS<sup>®</sup>

## Queensgate

Beverley, HU17 8NJ

Asking Price £300,000



HUNTERS

HUNTERS

# 105B Queensgate

Beverley, HU17 8NJ

Asking Price £300,000



## Entrance Hall

Wooden glazed entrance door, laminate wood style flooring, radiator and stairs ascending to the first floor landing.

## Office

Wooden double glazed sash window to the front aspect, laminate wood style flooring, radiator and power points.

## Lounge

Double glazed window and French doors opening to the rear aspect, coving, laminate wood style flooring, under stairs storage cupboard, telephone, TV and power points.

## Kitchen

Double glazed windows to the front and side aspects, wooden glazed door opening to the side aspect, a range of wall and base units with roll top work surfaces and tiled splash backs, sink and drainer unit, plumbed for washing machine and dishwasher, space for fridge/freezer, electric oven, gas hob, extractor hood, radiator and power points.

## WC

Double glazed window to the rear aspect, combination boiler, fuse box, wall mounted wash hand basin, low flush WC and extractor fan.

## First Floor Landing

Access to the loft with ladder, which is also partly boarded with light. Power points.

## Bedroom 1

Wooden double glazed windows to the rear aspect, laminate flooring, radiator and power points.

## En Suite

Double glazed window to the rear aspect, radiator, tiled shower enclosure with mains shower, low flush WC, wash hand basin with pedestal, part tiled walls and extractor fan.

## Bedroom Two

Double glazed window to front aspect, Karndean flooring, radiator and power points.

## Bedroom Three

Double glazed window to the front aspect, Karndean flooring, radiator and power points.

## Bathroom

Double glazed window to the side aspect, three piece suite comprising; free standing roll top bath with mixer taps and shower attachments, low flush WC, wash hand basin with vanity unit, radiator with heated towel rail and part tiled walls.

## Garden

Side entrance to the low maintenance rear garden, which is paved with plant and shrub boarders.

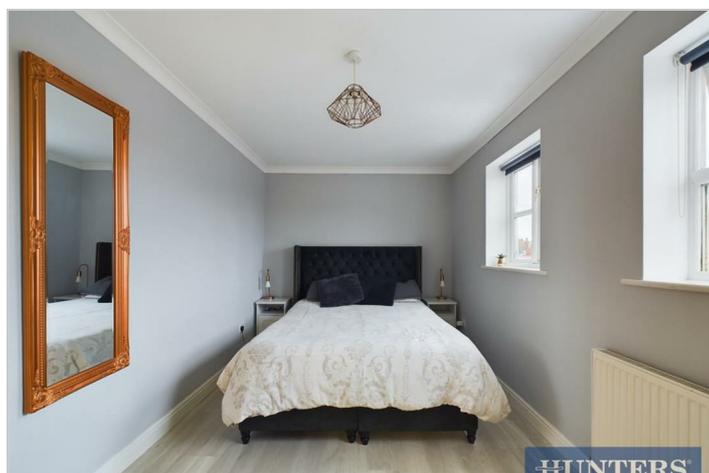
## Parking

Double gates open to the side driveway providing off road parking.

## Material Information - Hunters Beverley

Tenure Type; Freehold  
Council Tax Banding; D

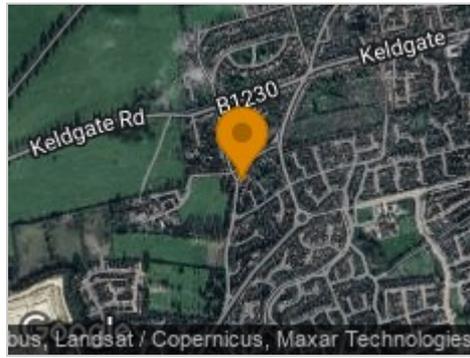
CHAIN FREE AND BEAUTIFULLY PRESENTED MODERN THREE BEDROOM COTTAGE SITUATED WITHIN WALKING DISTANCE TO THE BEVERLEY WESTWOOD PASTURES AND GEORGIAN TOWN CENTRE!! This three bedroom detached property is situated in a location ideal for enjoying everything that this historical Georgian Market Town has to offer at its very best. Within just a short walk from your front door, you are spoilt for choice between the stunning open fields of the famous Westwood Pastures, the hustle and bustle of the Town centre itself, as well as the fabulously modern Flemingate Development, offering an amazing range of amenities for all to take joy in. The property has a spotless finish through-out and is ready to move in, unpack and enjoy, with the added bonus of a wonderfully landscaped, low maintenance garden to the rear which provides the perfect space for relaxing or entertaining with both family and friends. The home itself briefly comprises; entrance hall, office, lounge, kitchen, downstairs WC, three bedrooms with an ensuite shower room to the master, family bathroom, garden and off street parking. Viewings are highly recommended to avoid missing out on this fabulous property!!



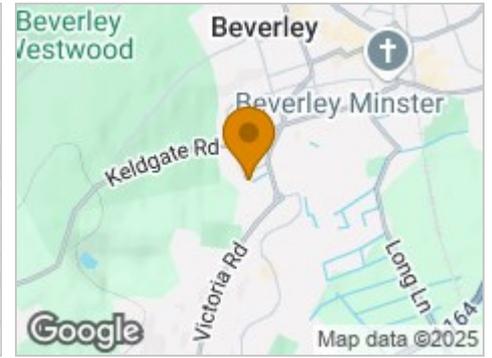
## Road Map



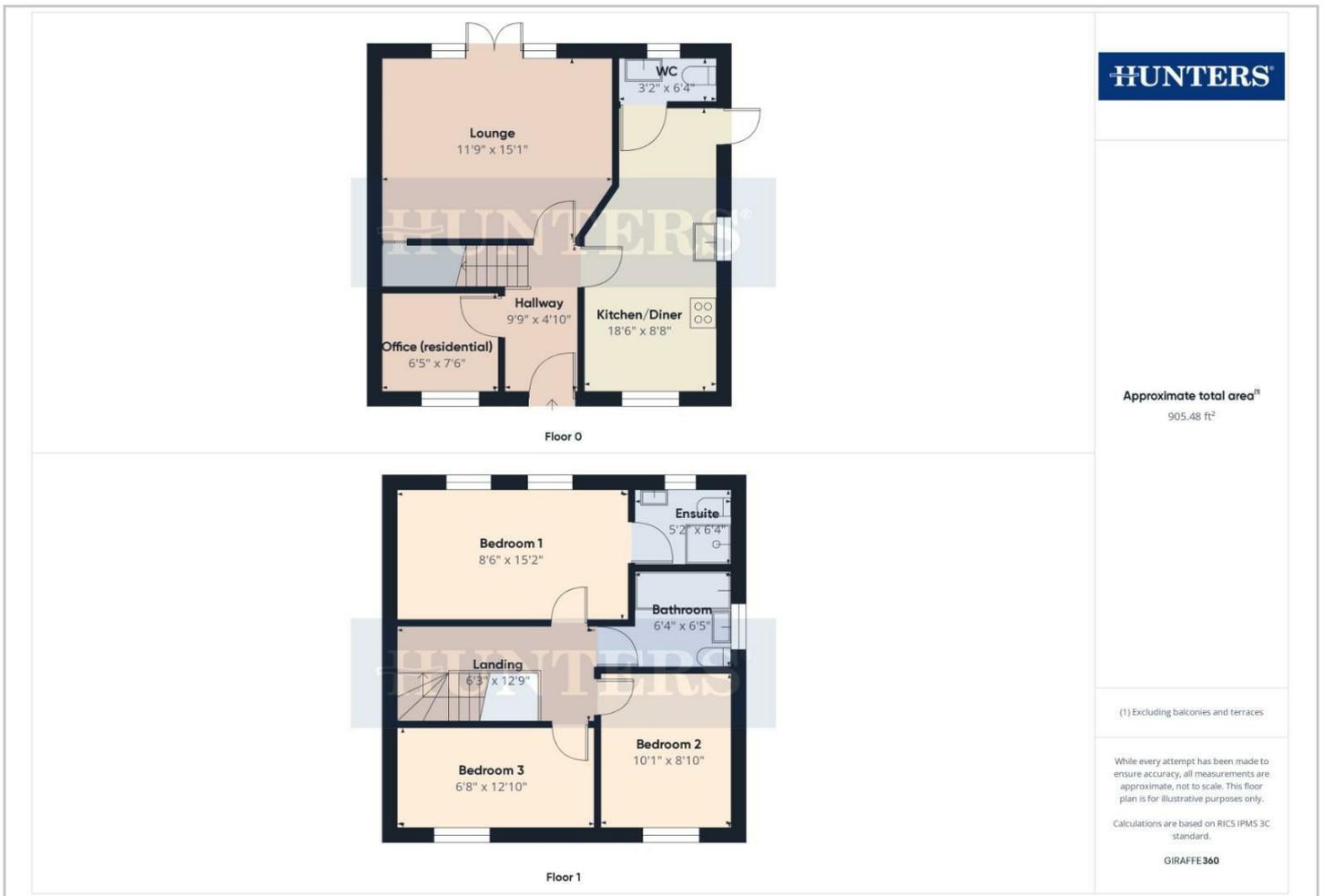
## Hybrid Map



## Terrain Map



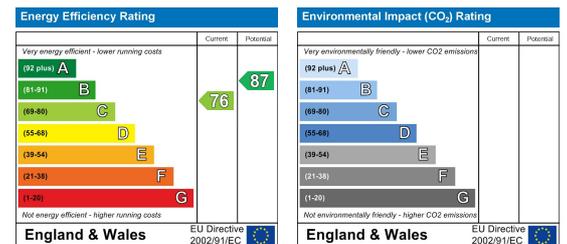
## Floor Plan



## 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.