

HUNTERS[®]

HERE TO GET *you* THERE



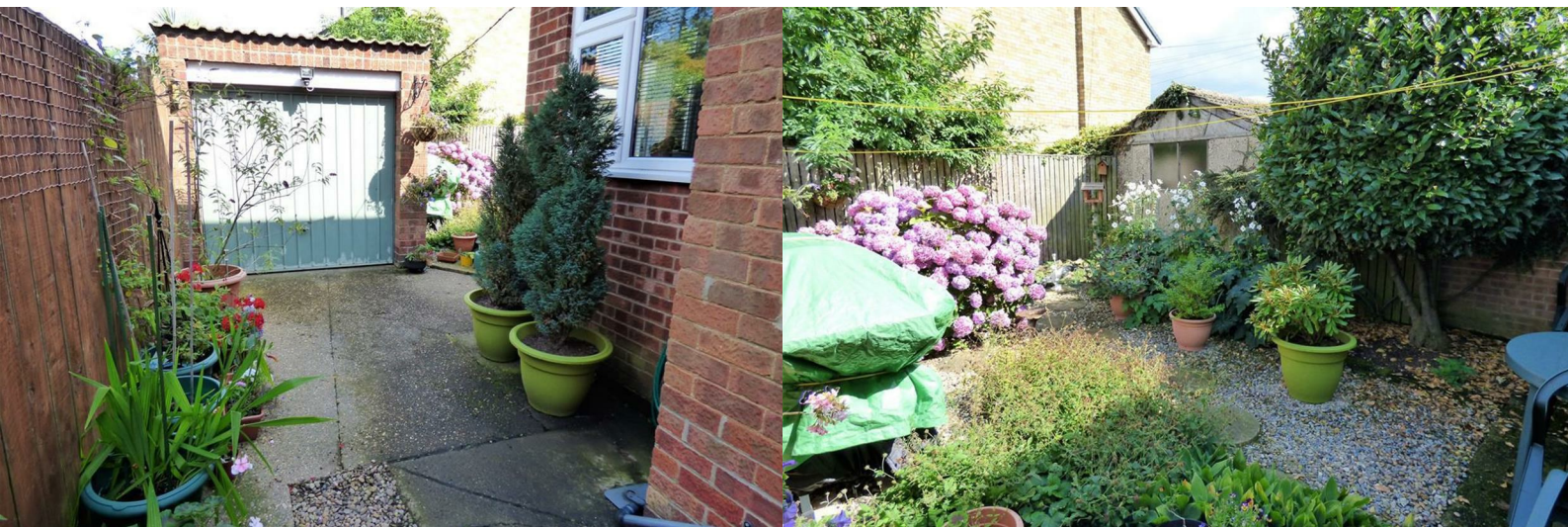
Manor Road

Beverley, HU17 7BL

Offers Over £240,000



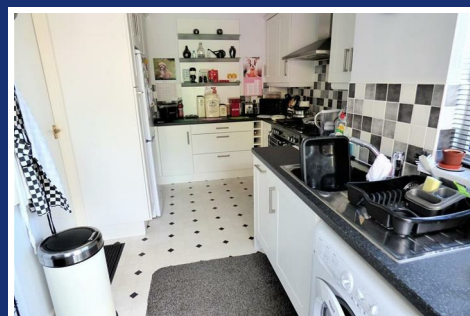
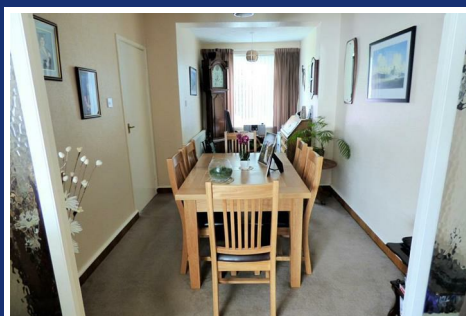
Council Tax: C



30 Manor Road

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ENTRANCE HALL

Wooden glazed front entrance door, radiator and stairs ascending to the first floor landing.

LOUNGE

14'1" x 13'9" (4.29 x 4.19)

UPVC double-glazed window to the front aspect, under stairs cupboard, coving, radiator, gas feature fireplace, power points, TV point and telephone point.

DINING ROOM

16'2" x 8'6" (4.92 x 2.58)

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

KITCHEN

16'4" x 6'9" (4.99 x 2.06)

UPVC double-glazed window to the rear aspect, coving, radiator, a range of wall and base units with work surfaces, tiled splash backs, plumbed for a washing machine, integrated dishwasher, sink and drainer unit, extractor hood and power points.

FIRST FLOOR LANDING

Loft access with lighting.

BEDROOM ONE

12'9" x 10'11" (3.88 x 3.33)

UPVC double-glazed window to the front aspect, fitted wardrobes, radiator, telephone point, TV point and power points.

BEDROOM TWO

11'0" x 9'0" (3.35 x 2.74)

UPVC double-glazed window to the rear aspect, fitted wardrobes, TV point and power points.

BEDROOM THREE

8'6" x 6'5" (2.60 x 1.95)

UPVC double-glazed window to the front aspect, fitted wardrobes, radiator and power points.

SHOWER ROOM

6'4" x 5'6" (1.93 x 1.67)

UPVC double-glazed window to the rear aspect, radiator, shower cubicle with mains shower, low flush WC, wash hand basin with pedestal and tiled walls.

REAR GARDEN

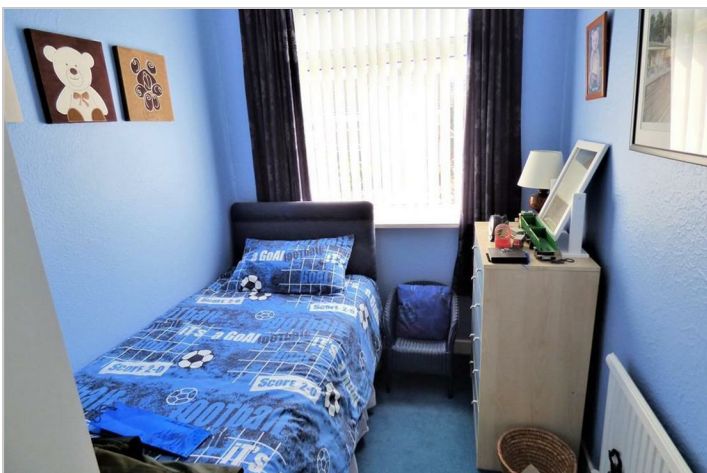
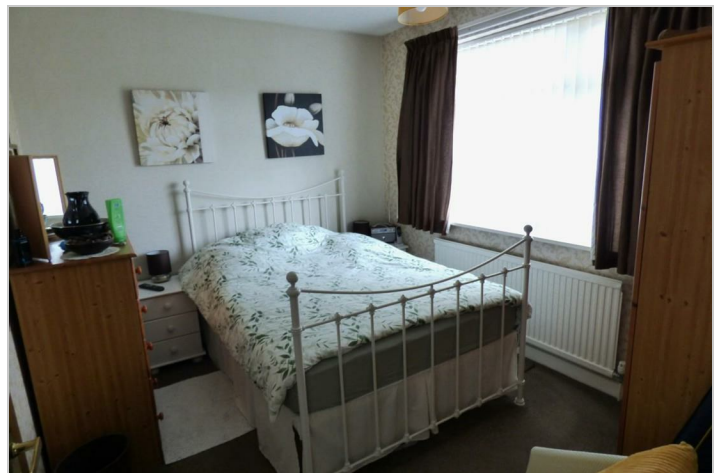
Side entrance to the rear low maintenance pebbled and paved garden with small pond, outside tap and outside lights.

GARAGE

Up and over door, with power and lighting.

A FABULOUS SEMI DETACHED HOME IN SOUGHT AFTER CENTRAL BEVERLEY LOCATION!

Built in the 1960's this property has only had two owners from new, a testament to the love of the lifestyle this property has to offer. If your looking for your first home, extending the family or even downsizing, then you will love the flexibility of the accommodation and convenience of the location. From the array of local shops and post office, to the towns sought after primary and secondary schools all within walking distance, or a further stroll will take you to all the amenities of all this town is famous for, the array of independent shops, restaurants, coffee houses to the stunning Westwood pastures. The house itself briefly comprises; Entrance hall, lounge through to extended diner, extended fitted kitchen, three bedrooms and house bathroom. Externally the property have off road parking, garage, front and rear gardens. Early viewings are highly recommended to avoid disappointment.



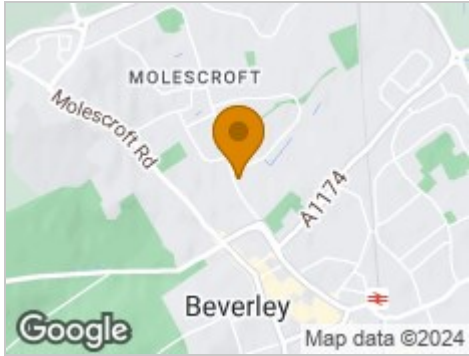
Road Map



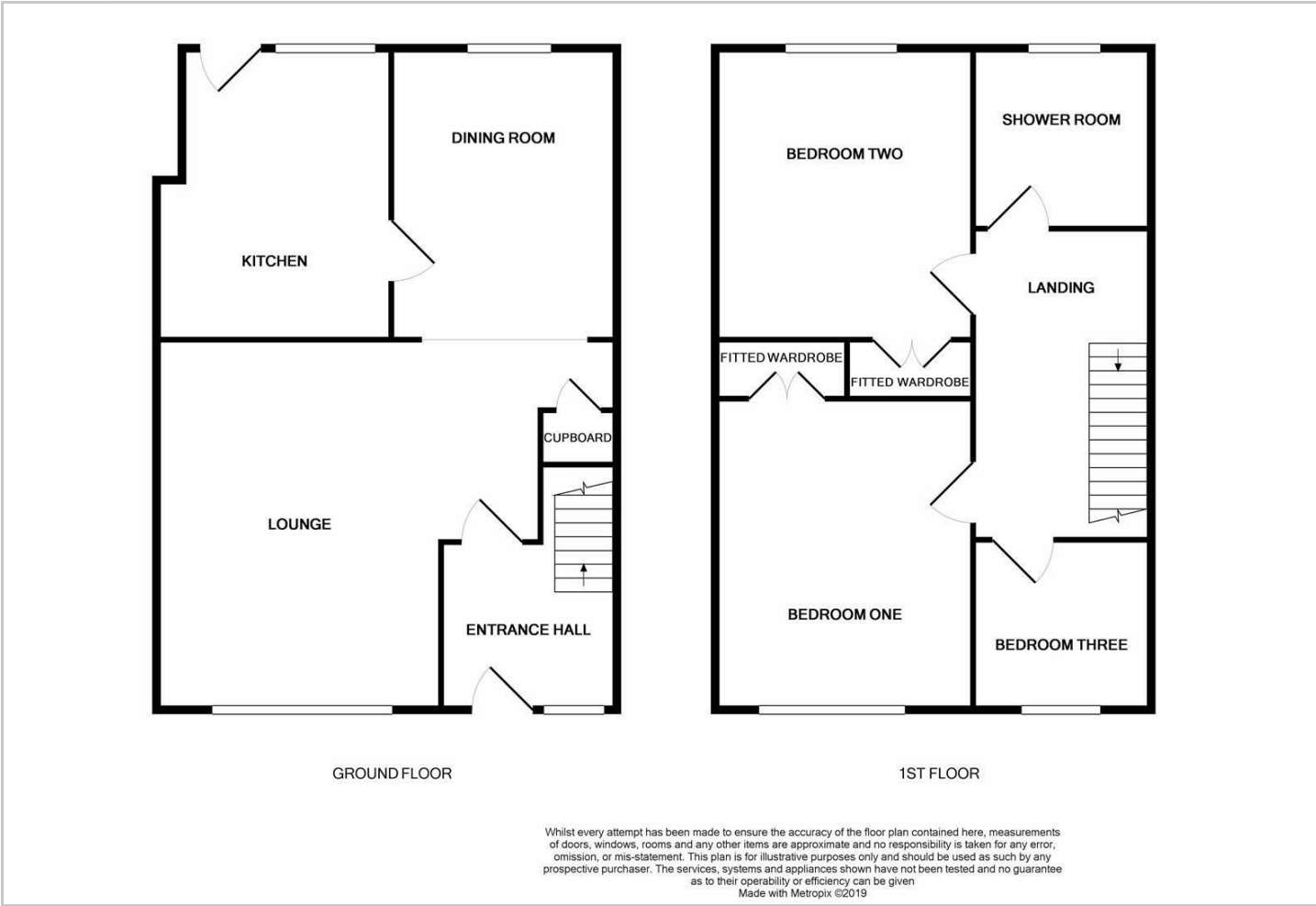
Hybrid Map



Terrain Map



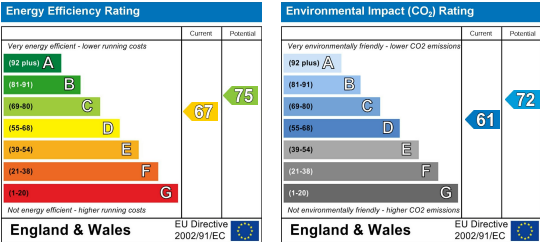
Floor Plan



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.