

# HUNTERS®

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## Laburnum Drive

Molescroft, Beverley, HU17 9UQ

Offers In The Region Of £280,000



Council Tax: D



# 47 Laburnum Drive

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### ENTRANCE HALL

UPVC front door, coving and laminate tile flooring.

### GROUND FLOOR BEDROOM/STUDY

UPVC window to the front aspect, radiator and power points.

### GROUND FLOOR WETROOM

Low flush WC, radiator, wash hand basin, shower enclosure with mains shower.

### LIVING ROOM

UPVC window to the front aspect, radiator, electric feature fireplace, power points and stairs to the first floor landing.

### DINING ROOM

UPVC window to the rear aspect, laminate flooring, coving, radiator and power points.

### KITCHEN

UPVC window to the rear aspect, French doors onto the garden, u/stairs cupboard, range of wall and base units with roll top work surfaces, tiled splash backs, plumbed for washing machine, plumbed for dishwasher, space for fridge/freezer, electric oven, gas cooking range, extractor and power points.

### FIRST FLOOR LANDING

UPVC window to the side aspect, radiator, airing cupboard, loft access and power points.

### BEDROOM ONE

UPVC window to the front aspect, coving, radiator and power points.

### EN SUITE

UPVC window to the rear aspect, radiator, fully tiled

shower cubicle with power shower, low flush WC, wash hand basin and pedestal & shaver point.

### BEDROOM TWO

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

### BEDROOM THREE

UPVC window to the front aspect, radiator and power points.

### BATHROOM

UPVC window to the side aspect, radiator, three piece suite comprising of; panel enclosed bath with mixer taps, low flush WC, wash hand basin with pedestal, and part tiled walls.

### GARDEN

Mainly laid to lawn with plant and shrub borders, patio area, wooden shed, outside tap, outside lights, lean to shed, side and rear access.

### DRIVEWAY

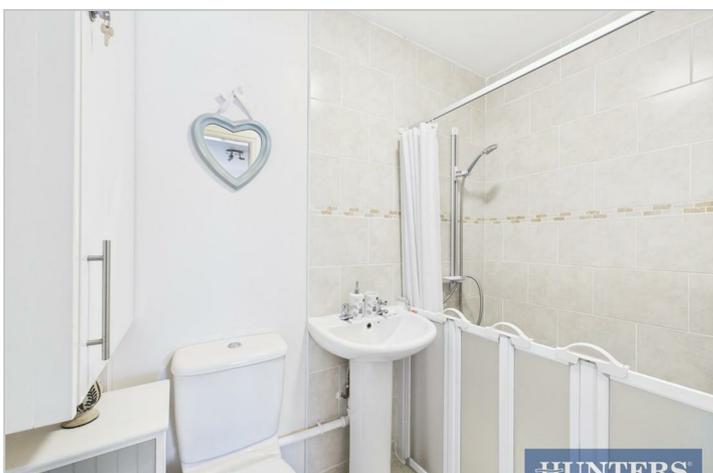
Private Driveway for multiple cars.

Nestled in the desirable area of Molescroft, Beverley, this splendid detached house on Laburnum Drive offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families seeking a welcoming home in a sought-after location.

Upon entering, you are greeted by a spacious reception room that provides an inviting atmosphere for relaxation and entertaining. The ground floor layout is thoughtfully designed to enhance everyday living, ensuring that each space flows seamlessly into the next. The property boasts two shower rooms and a bathroom, providing ample facilities for both residents and guests, which is a significant advantage for busy households.

The surrounding area is known for its excellent amenities, including local shops, schools, and parks, making it an ideal choice for families and professionals alike. The vibrant town of Beverley, with its rich history and charming streets, is just a short distance away, offering a variety of dining, shopping, and leisure options.

This delightful home on Laburnum Drive is not just a property; it is a place where memories can be made. With its appealing features and prime location, it presents a wonderful opportunity for those looking to settle in a thriving community. Do not miss the chance to make this house your new home.



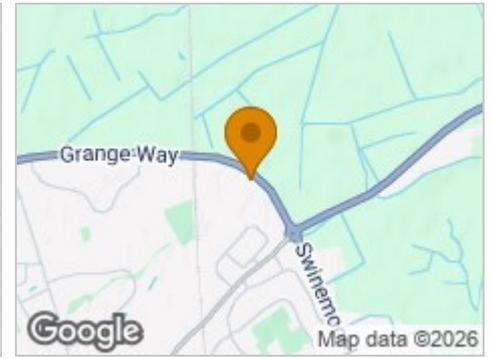
## Road Map



## 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.