

# HUNTERS®

HERE TO GET *you* THERE



HUNTERS®

## Woodpecker Drive

Beverley, HU17 0GT

Offers In The Region Of £240,000



HUNTERS®

HUNTERS®

# 3 Woodpecker Drive

Beverley, HU17 0GT

Offers In The Region Of £240,000



## Entrance Hall

UPVC front entrance door, stairs ascending to the first floor landing, radiator and power points.

## Downstairs Cloakroom

UPVC double-glazed window to the front aspect, low flush WC, wash hand basin with pedestal, radiator and extractor fan.

## Lounge

UPVC double-glazed window to the rear aspect, French doors opening to the rear garden, under stairs cupboard, radiator, TV point and power points.

## Kitchen/Diner

UPVC double-glazed window to the front aspect, a range of wall and base units with roll top work surfaces, tiled splash backs, integrated washing machine, integrated dishwasher, sink and drainer unit, integrated fridge/freezer, electric oven, gas hob, extractor hood and power points.

## First Floor Landing

UPVC double glazed window to the side aspect.

## Bedroom One

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

## En Suite

Tiled shower enclosure with power shower, low flush WC, wash hand basin with pedestal, radiator and extractor fan.

## Bedroom Two

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

## Bedroom Three

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

## Bathroom

UPVC double-glazed window to the front aspect, part tiled walls, three piece bathroom suite comprising; panel enclosed bath with mixer taps and mains shower over, low flush WC, wash hand basin with pedestal, radiator and extractor fan.

## Garden

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

## Parking

A drive way providing off road parking for two to three vehicles and car charging port.

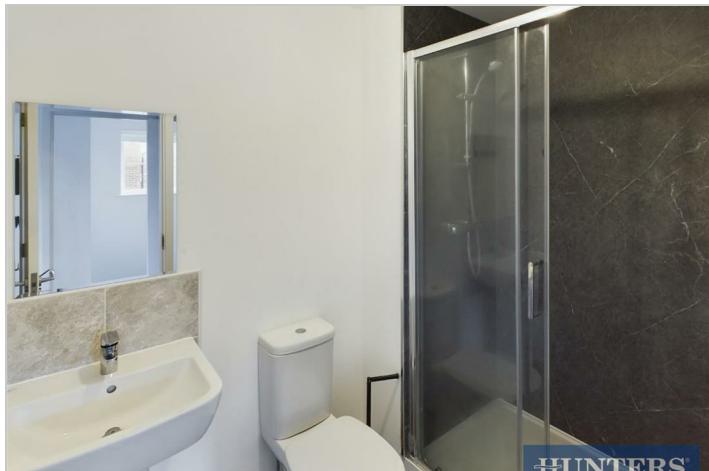
Material Information - Hunters Beverley  
Tenure Type; Freehold  
Council Tax Banding; C

This modern and light property boasts a fabulous 3-bedroom home that is modern throughout. As you step inside, you'll be greeted by a spacious reception room, perfect for entertaining guests or relaxing with your family.

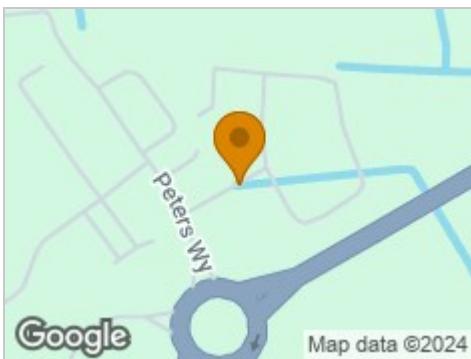
With 3 cosy bedrooms, there's plenty of space for everyone to unwind and make themselves at home. The 2 bathrooms ensure that there's no need to queue in the morning rush, adding convenience to your daily routine.

Located in the charming town of Beverley, this property offers a peaceful retreat while still being close to all amenities. The parking space for 2 vehicles is a rare find in this area, making it ideal for those with multiple cars or guests visiting.

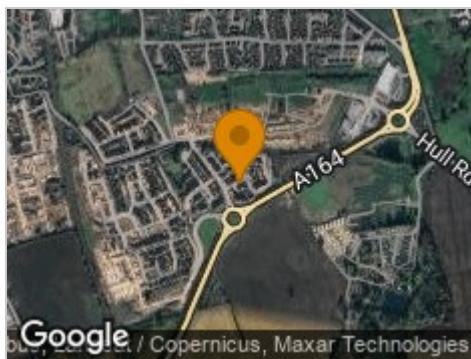
Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm of Woodpecker Drive for yourself!



## Road Map



## Hybrid Map



## Terrain Map



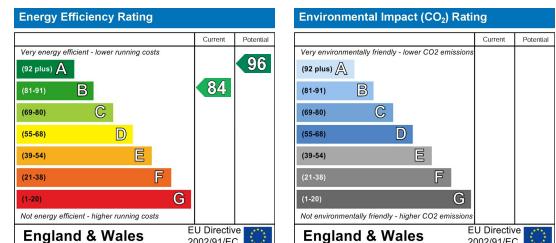
## Floor Plan



## 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.