

# HUNTERS®

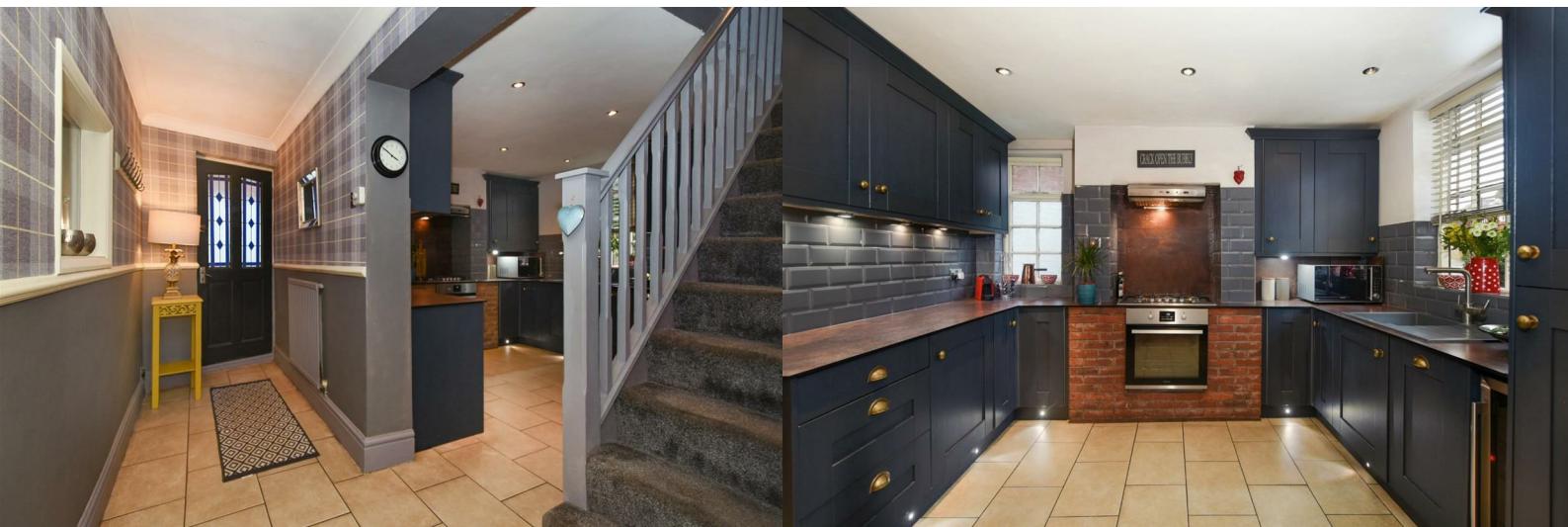
HERE TO GET *you* THERE



## Keldgate

Beverley, HU17 8JA

Offers In The Region Of £399,950



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## Kitchen Diner

Wooden windows to the front aspect, Ornate open fireplace, range of wall and base units with roll top surfaces, tiled splash back, integrated washing machine, dishwasher and fridge / freezer, wine cooler, electric oven with gas hob, extractor hood, TV point and power points.

## Lounge

Window to the side aspect, dado rail, radiator, power points and TV point.

## Conservatory

French doors to the garden, log burner, laminate flooring, power points and TV point.

## Ground Floor Bathroom

Window to the side aspect, radiator, four-piece bathroom suite comprising; roll top bath with mixer taps, shower enclosure with electric shower, low flush WC, wash hand basin with pedestal, vinyl flooring and tiled walls.

## Bedroom One

Wooden window to the rear aspect, fitted wardrobes, radiator, TV point and power points.

## Bedroom Two

UPVC windows to the rear aspect, Velux window to the front aspect, radiator, TV point, power points and dressing room.

## Bedroom Three

Wooden window to the front aspect, fitted wardrobes, radiator, TV point and power points.

## Ensuite

UPC double glazed window to the rear aspect, velux window to the front aspect, laminate flooring, shower cubicle with power shower, low flush WC, wash hand basin with pedestal, tiled walls and extractor fan.

## Garden

Side and rear entrance to the garden which is mainly laid to lawn with plant and shrub borders, decking area, BBQ area, Hot Tub, shed, outside tap and outside light.

**A FABULOUS PROPERTY IN THE HEART OF BEVERLEY OFFERING THAT LIFESTYLE HOME MOST OF US SEEK!**

This three bedroom period property sits within walking distance of all of the facilities Beverley town centre has to offer, whether you're looking for a night at the theatre, restaurants, coffee shops, independent shops, a stroll around the market, or in total contrast, a tranquil walk along the stunning Westwood pastures might be more suited, this home really does offer the very best of town and country living. The property itself has been extended and lovingly upgraded by its current vendors and now briefly comprises; entrance hall, lounge, fitted kitchen/dining room, conservatory and bathroom are situated on the ground floor level, two bedrooms on the first floor and third bedroom with ensuite located on the third floor. Externally will not disappoint either with a private garden mainly laid to lawn with plant and shrub borders that perfect setting to enjoy with family and friends. Viewings are strongly recommended to fully appreciate all this home has to offer.



## Road Map



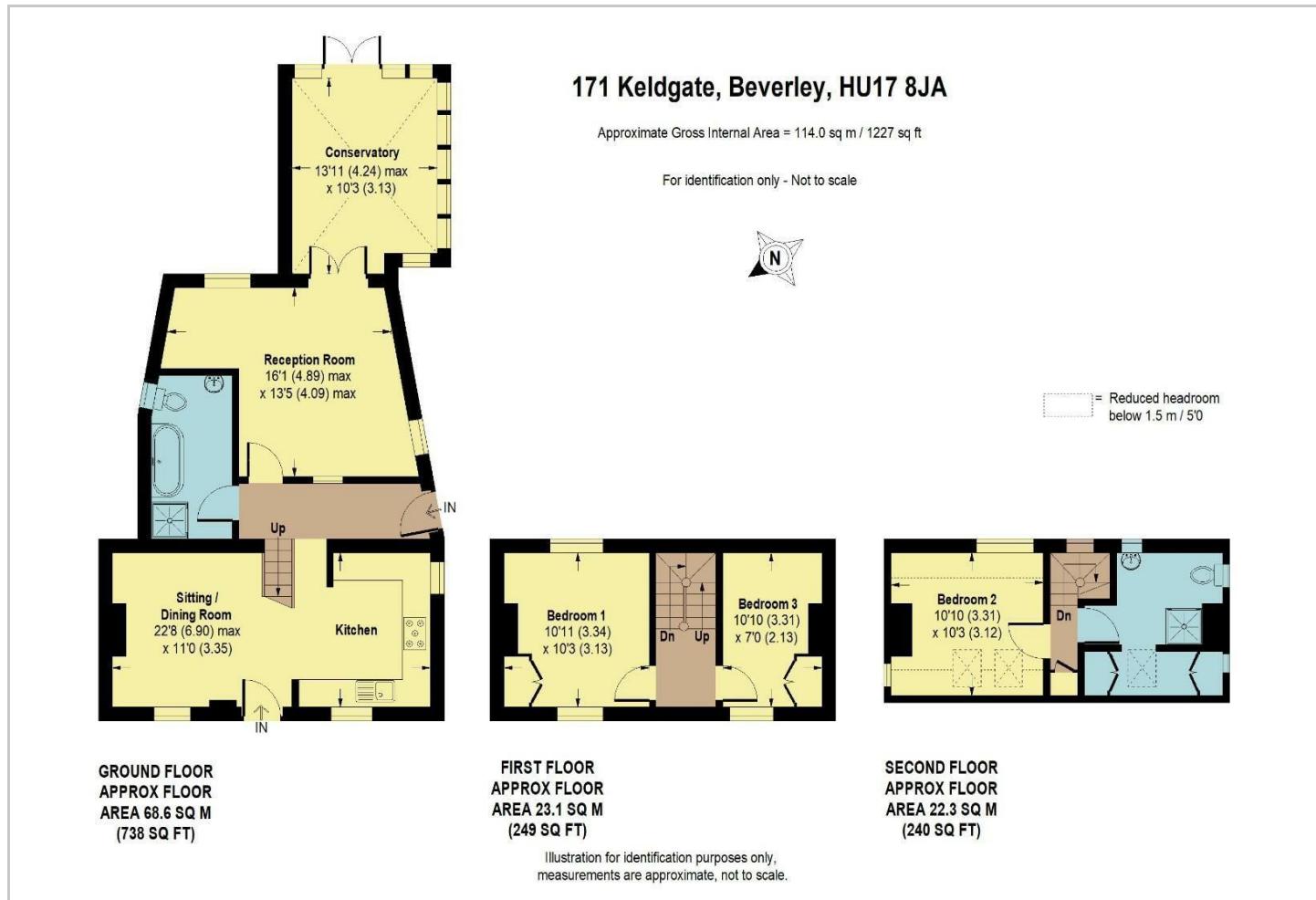
## Hybrid Map



## Terrain Map



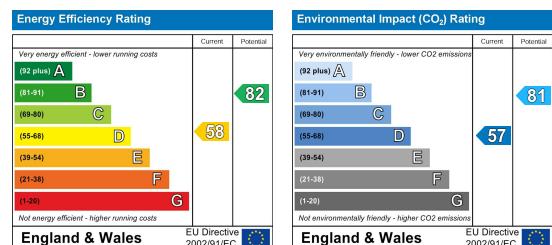
## Floor Plan



## 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.