

# HUNTERS®

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## Flemingate Court

Beverley, HU17 0SZ

Offers In The Region Of £350,000



Council Tax: D



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# 2 Flemingate Court

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## Entrance Hall

Aluminium door, coving, Herringbone flooring, stairs to first floor landing, column radiator and power points.

## Downstairs WC

Tiled walls, Herringbone flooring, wall hung low flush WC, wash hand basin with vanity unit and column radiator.

## Kitchen/ Family Room

Aluminium bi-folding doors, Herringbone flooring, range of wall and base units with Quartz work surfaces, tiled splash back, island unit, sink and drainer unit, warming draw, fitted solid oak table, integrated washer/dryer, integrated fridge/freezer, integrated dishwasher, electric oven, electric induction hob, combination microwave oven, integrated wine fridge, column radiator and power points.

## First Floor Landing

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

## Bedroom One

Aluminium double glazed window to the front aspect, laminate style flooring, column radiator and power points.

## En Suite/ Wet Room

Tiled walls, tiled flooring, under floor heating, rainfall shower, low flush WC, wash hand basin, smart mirror, heated towel rail and extractor fan.

## Bedroom Two

Aluminium double glazed window to the rear aspect,

loft access, laminate flooring, column radiator and power points.

## Bedroom Three/ Office Room

Window to the front aspect, fitted suite, radiator, TV point and power points.

## Bathroom

Velux window, fully tiled walls, tiled flooring, bath with mixer tap and shower attachment, wall hung low flush WC, wash hand basin with vanity unit and smart mirror.

## Second Floor Landing

Airing cupboard and power points.

## Lounge

Aluminium double glazed window to the rear aspect, Juliet balcony, column radiator, TV point and power points.

## Garden

South facing aspect, Low maintenance garden, electric vehicle charging point, outside double power point, patio area and outside tap.

## Parking

Allocated parking for one vehicle.

Nestled in the desirable Flemingate Court, Beverley, this modern townhouse presents an exceptional opportunity for those seeking a stylish and comfortable home. With its prime location, residents can enjoy stunning views of the iconic Minster, adding a touch of charm to everyday living.

This delightful property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The well-appointed kitchen seamlessly connects to the living areas, creating an inviting atmosphere for both cooking and socialising.

The townhouse features three generously sized bedrooms, providing ample space for family or guests. Each room is designed with comfort in mind, ensuring a restful retreat at the end of the day. Additionally, the property includes two modern bathrooms, thoughtfully designed to cater to the needs of a busy household.

With its contemporary design and convenient layout, this home is ready for you to unpack and enjoy. The surrounding Beverley area offers a wealth of amenities, including shops, restaurants, and parks, making it an ideal location for families and professionals alike.

In summary, this townhouse is a wonderful example of modern living in a sought-after location, combining comfort, style, and convenience. Don't miss the chance to make this charming property your new home.



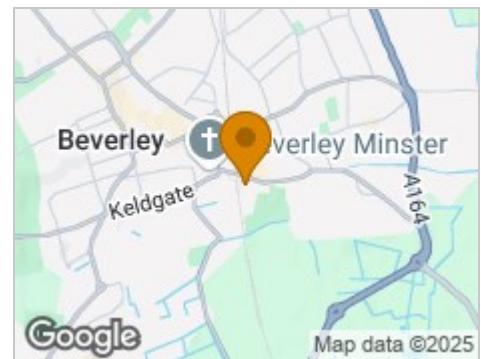
## Road Map



## Hybrid Map



## Terrain Map



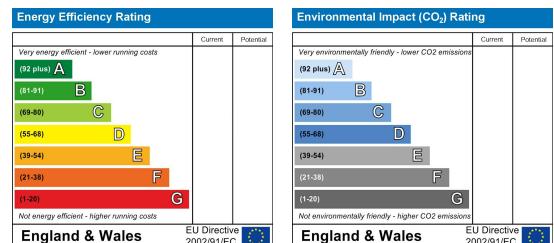
## Floor Plan



## 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.