

# HUNTERS®

HERE TO GET *you* THERE



## Magpie Avenue

Beverley, HU17 8GG

Offers In The Region Of £365,000



**\*\*OFFERED CHAIN FREE\*\***

A stunning detached house located on Magpie Avenue in the charming town of Beverley. This beautifully finished property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four bedrooms and two bathrooms, this house offers ample space for a growing family to thrive.

As you step inside, you'll be greeted by a space flooded with natural light, creating a warm and homely atmosphere throughout. The four bedrooms provide comfortable accommodation for the whole family, ensuring everyone has their own private sanctuary to retreat to.

One of the highlights of this property is the two garden areas, ideal for hosting outdoor gatherings, enjoying a morning coffee, or simply basking in the sunshine on a lazy afternoon.

If you are looking for a spacious and inviting family home in a desirable location, this property on Magpie Avenue is the perfect choice. Don't miss out on the opportunity to make this house your own and create lasting memories in a place you can truly call home.





Entrance Hall  
UPVC front entrance door, cloaks cupboard, stairs to first floor landing and radiator.

Downstairs Cloakroom  
Low flush WC, wash hand basin with pedestal and extractor fan.

Lounge  
UPVC double glazed window to the front aspect, French doors onto garden, coving, laminate laid wood style flooring, fitted oak cabinets, feature fireplace with log burner, radiator, TV point and power points.

Kitchen/Diner  
UPVC double glazed window to the front and rear aspects, range of wall and base units with roll top work surfaces, sink and drainer unit, integrated dishwasher, integrated fridge/freezer, electric oven, gas hob, extractor hood, radiator and power points.

Utility Room  
Double glazed door to the rear aspect, range of wall and base units with roll top work surfaces, cupboard housing boiler, space for washing machine, space for tumble dryer and radiator.

First Floor Landing  
Airing cupboard, loft access with ladder, radiator and power points.

Bedroom One  
UPVC double glazed window to the rear aspect, coving, fitted wardrobes, radiator, TV point and power points.

En Suite  
UPVC double glazed opaque window to the rear aspect, part tiled walls, fully tiled shower cubicle with power, low flush WC, wash hand basin with pedestal, extractor fan, radiator and shaver point.

Bedroom Two  
UPVC double glazed windows to the front aspect, coving, radiator and power points.

Bedroom Three  
UPVC double glazed windows to the front aspect, coving, radiator and power points.

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

Bathroom  
UPVC double glazed opaque window to the rear aspect, part tiled walls, three piece bathroom suite comprising; panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin with pedestal and radiator.

Garden  
Rear access to the mainly laid to lawn garden with plant and shrub borders, large patio area, greenhouse, outside tap and outside lighting.

Front Garden  
The property also benefits from a large front garden with raised vegetable beds and fruit trees, so perfect for any keen gardener.

Garage  
Up and over door with power and lighting. The front part of the garage is used for storage and a dividing wall has been erected to create a music room.

Material Information - Hunters Beverley  
Tenure Type; Free Hold

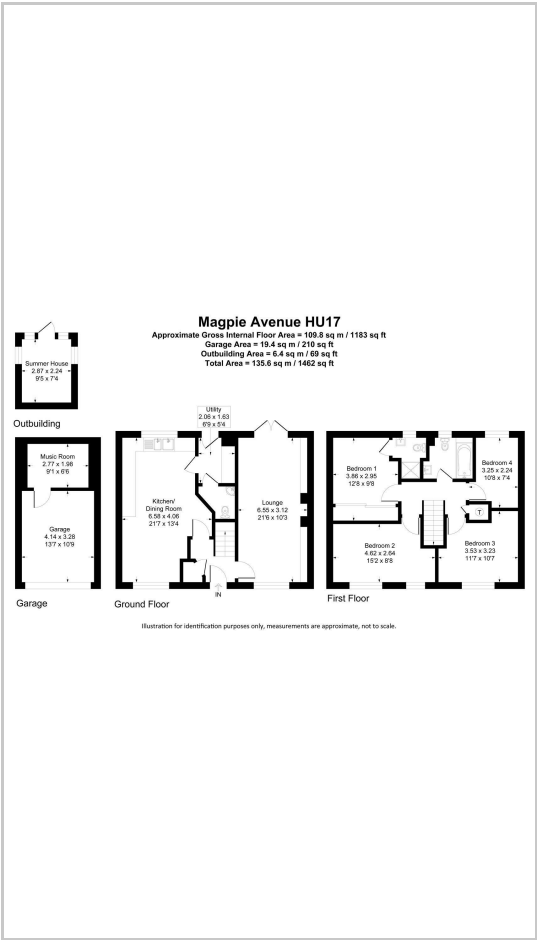
Council Tax Banding; E

Management Charge approximately £115 per annum.

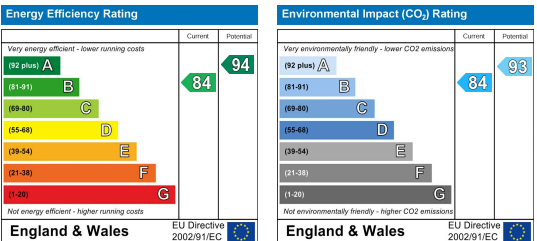
## Area Map



## Floor Plans



## 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.

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