

# HUNTERS®

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## The Vale

Beverley, HU17 0RD

Offers In The Region Of £300,000



Council Tax: D



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# 2 The Vale

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## Entrance Hall

UPVC double-glazed front entrance door and window, coving, laminate wood style flooring, radiator, power points, fuse box, and stairs ascending to the first floor landing.

## WC

UPVC double-glazed window to the side aspect, coving, low flush WC, wall mounted wash hand basin with tiled splash backs and low flush WC.

## Living Room

UPVC double-glazed bay window to the front aspect, coving, radiator, electric feature fireplace, TV point, power points and French doors opening to the dining room.

## Dining Room

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

## Kitchen

UPVC double-glazed windows to the side and rear aspects, double-glazed door opening to the garden, a range of wall and base units with roll top work surfaces, tiled splash backs, sink and drainer unit, plumbed for washing machine, space for fridge/freezer, electric oven and hob, extractor hood, boiler and power points.

## First Floor Landing

UPVC double-glazed window to the side aspect, airing cupboard, loft access and power points.

## Bedroom 1

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

## Bedroom 2

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

## Bedroom 3

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

## Bedroom 4

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

## Bathroom

UPVC double-glazed window to the rear aspect, tiled flooring, a four piece bathroom suite comprising; panel enclosed bath with mixer taps and shower attachment, low flush WC, shower cubicle with electric shower, wash hand basin with vanity unit, part tiled walls and extractor fan.

## Gardens

The property occupies a large corner plot with gardens to the front sides and rear aspects, which are mainly laid to lawn with plant and shrub borders, patio area, outside tap and lights.

## Double Garage

Up and over door, power and lighting.

## SPACIOUS FOUR-BEDROOM DETACHED HOME ON A LARGE CORNER PLOT!

This well-proportioned four-bedroom detached home sits on an impressive corner plot, offering the perfect balance of indoor comfort and outdoor space. Ideal for families, professionals, or those looking to downsize without sacrificing room to breathe, this property provides a versatile layout designed for modern living.

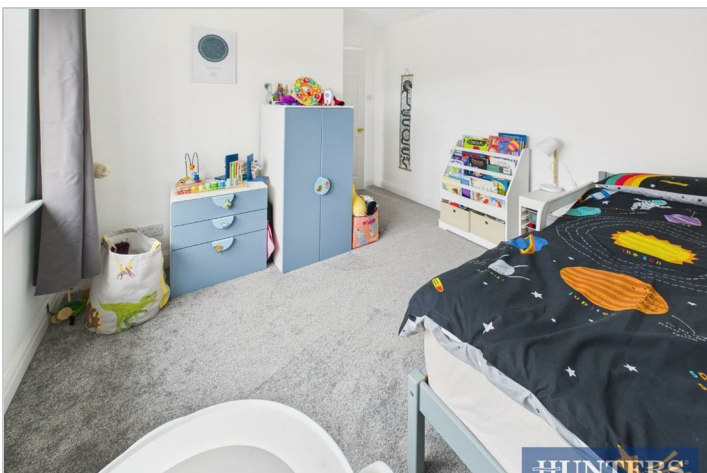
Located in the sought-after Beverley Parklands, a popular residential area of Beverley, this home benefits from excellent road links and proximity to highly regarded primary and secondary schools, making it an excellent choice for families. The area also appeals to professionals seeking convenient access to amenities and transport connections.

Stepping inside, the bright and airy accommodation comprises a welcoming entrance hall, a convenient ground-floor WC, and a spacious living room with French doors that open into the dining room—perfect for entertaining or family gatherings. The well-appointed fitted kitchen.

Upstairs, are four good-sized bedrooms and family bathroom.

Externally, the property boasts wraparound gardens on three sides, mainly laid to lawn with mature plant and shrub borders, creating a fabulous outdoor space. A double garage and generous driveway provide ample parking and storage solutions.

With its desirable location, spacious layout, and generous plot, this home is a fantastic opportunity for those seeking space, comfort, and convenience in a well-established community.



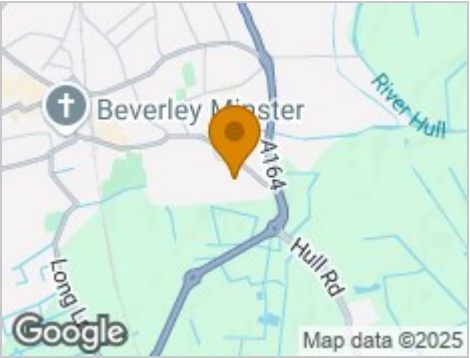
Road Map



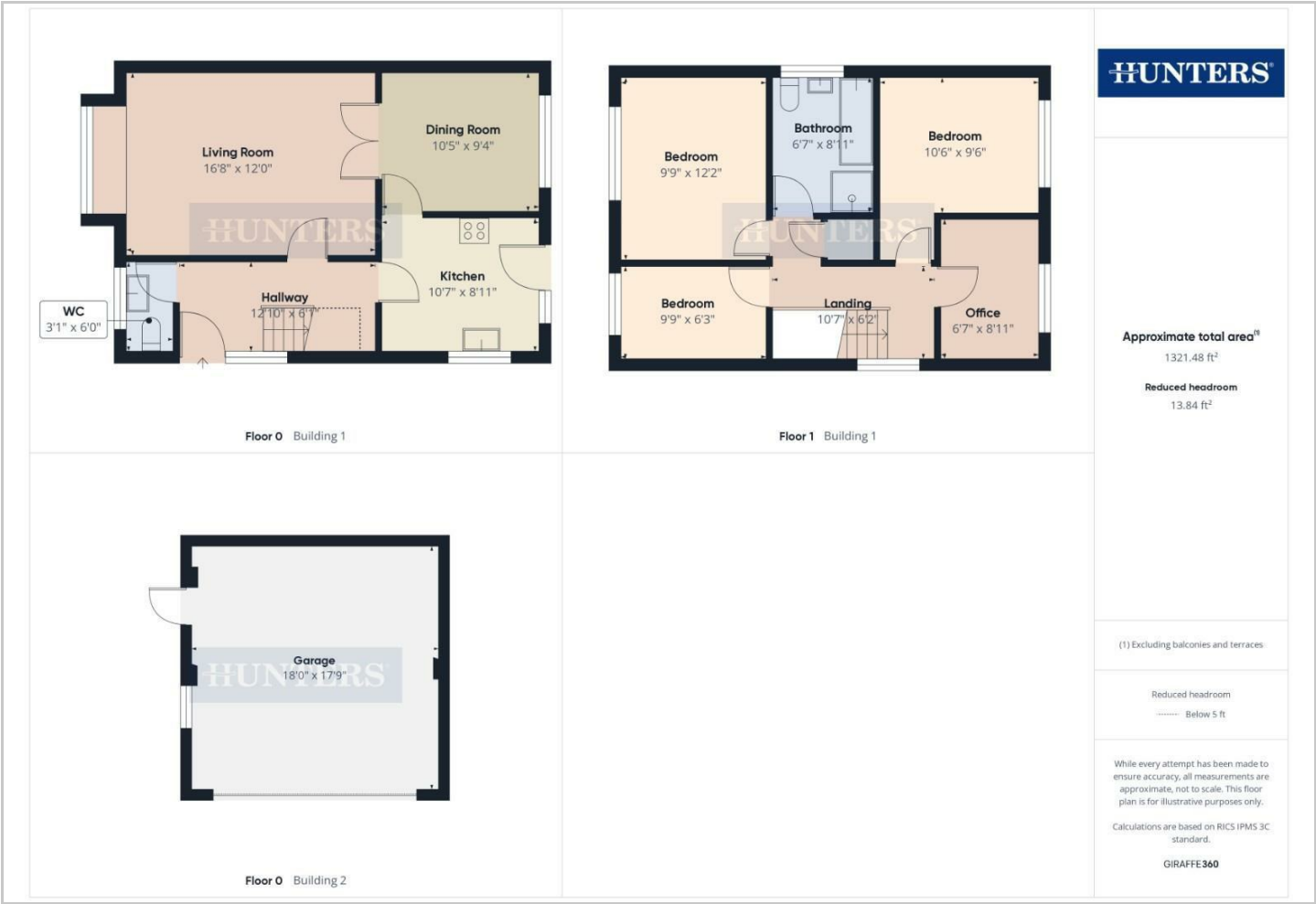
Hybrid Map



Terrain Map



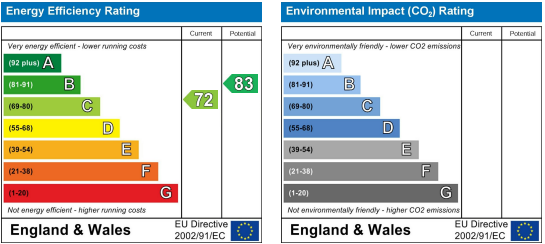
Floor Plan



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.