

HUNTERS[®]

HERE TO GET *you* THERE



HUNTERS[®]

Smithall Road

Beverley, HU17 9GU

Offers In The Region Of £230,000



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Council Tax: C



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ENTRANCE HALL

UPVC front entrance door, laminate wood style flooring, radiator, telephone and power points.

DOWNSTAIRS TOILET

Radiator, low flush WC, wash hand basin with pedestal, laminate wood style flooring and extractor fan.

LOUNGE

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

INTERNAL HALL

Stairs to the first floor landing, laminate wood style flooring and cloaks cupboard.

KITCHEN/DINER

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

FIRST FLOOR LANDING

Radiator, airing cupboard, loft access and power points.

BEDROOM ONE

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

EN SUITE

UPVC double-glazed window to the side aspect, radiator, tiled shower cubicle with power shower, low flush WC, wash hand basin with pedestal and extractor fan.

BEDROOM TWO

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

BEDROOM THREE/STUDY

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

BATHROOM

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

GARDEN

Side entrance to the rear garden which is mainly laid to lawn with plant and shrub borders, patio area, outside tap and lights, wooden shed with power,

PARKING

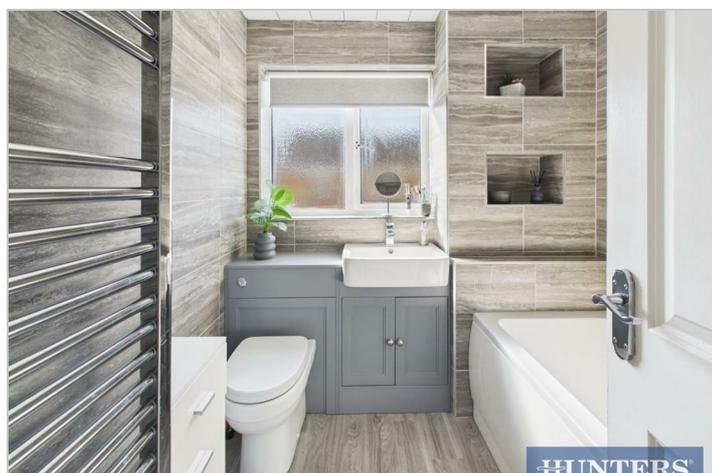
Off road parking for three vehicles.

This beautifully presented and generously proportioned three-bedroom semi-detached home is set on a spacious plot within the highly sought-after Molescroft area of Beverley. Flooded with natural light throughout, the property offers a bright and welcoming atmosphere, making it an ideal choice for first-time buyers, those looking to downsize, or anyone ready to take the next step up the property ladder.

The entrance hall leads into a stylish and comfortable lounge, while the heart of the home is the open-plan kitchen and dining area, featuring French doors that open out onto the rear garden—perfect for entertaining or enjoying quiet outdoor moments. A convenient ground floor WC completes the downstairs layout.

Upstairs, the home boasts three well-proportioned bedrooms, including a spacious master with en-suite facilities, along with a modern family bathroom.

Outside, the property benefits from attractive front and rear gardens and provides ample off-street parking, adding to the overall appeal of this delightful home.



Road Map



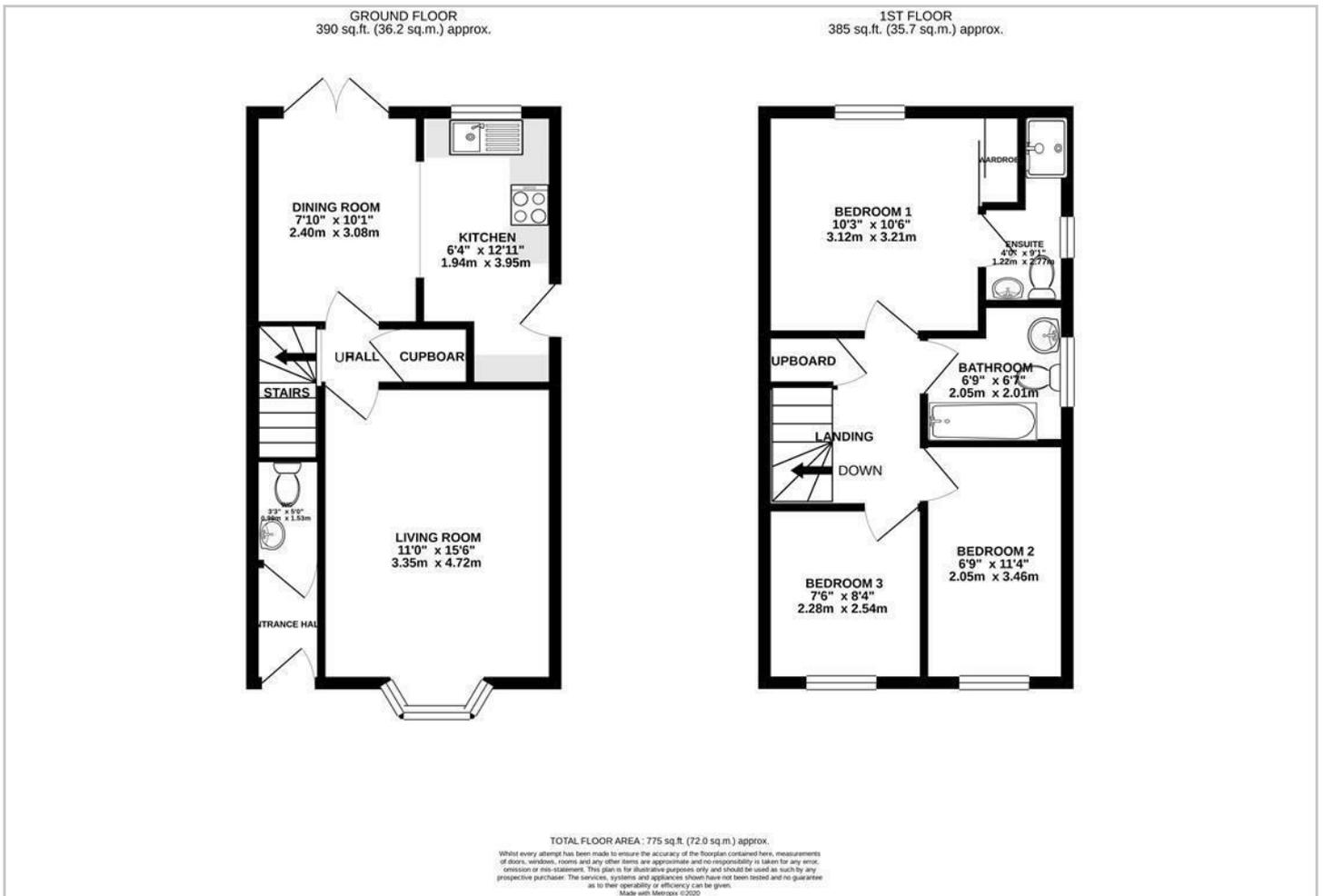
Hybrid Map



Terrain Map



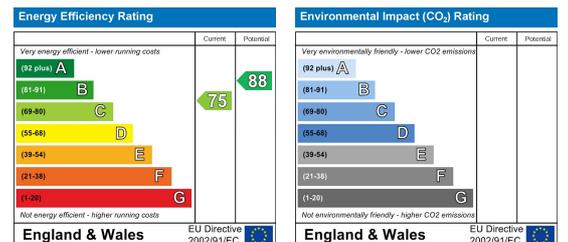
Floor Plan



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.