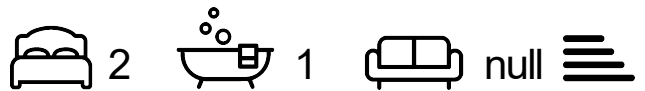




The Hollies, Rowan Avenue

Beverley, HU17 9UP

£800 Per Month



Welcome to this charming two-bedroom semi-detached house located in the highly sought-after area of Molescroft, Beverley. This delightful property offers a perfect blend of comfort and convenience, making it an ideal family home.

As you enter, you will be greeted by an inviting open-plan living space that seamlessly combines the lounge and dining areas, creating a warm and welcoming atmosphere. This layout is perfect for both entertaining guests and enjoying quality time with family.

The property features two generously sized bedrooms, providing ample space for relaxation and rest. The bathroom has been modernised to meet the needs of the household with ease.

The garden and outdoor area is low-maintenance, providing the perfect space for you to unwind after a long day.

Additionally, the property includes a driveway and parking for at least one vehicle, ensuring that you have a secure place for your car. The location on Rowan Avenue is particularly appealing, as it is situated in a popular neighbourhood known for its friendly community and proximity to local amenities.

In summary, this semi-detached house in Beverley is a wonderful opportunity for those seeking a comfortable and practical family home in a desirable location. With its open-plan living, low-maintenance garden, and convenient parking, don't miss out on making this house your new home.



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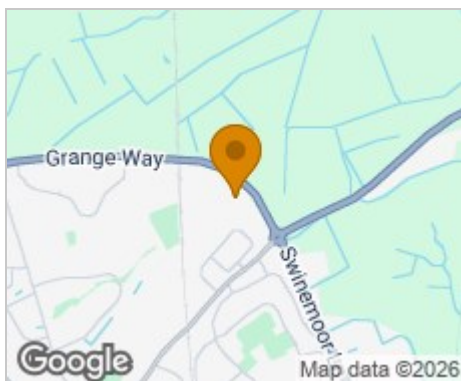
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Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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.

