

# HUNTERS®

HERE TO GET *you* THERE



## Minster Avenue

Beverley, HU17 0NL

Offers In The Region Of £185,000



Council Tax:





# 47 Minster Avenue

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### ENTRANCE HALL

UPVC front entrance door and laminate laid wood style flooring.

### LOUNGE

UPVC double-glazed window to the front aspect, radiator, laminated laid wood style flooring, electric feature fireplace, power points, TV point and stairs ascending to the first floor landing.

### KITCHEN

UPVC double-glazed window to the rear aspect, wooden glazed door to the conservatory, radiator, a range of wall and base units with roll top work surfaces, plumbed for dish-washer, sink and drainer unit, integrated fridge/freezer, electric oven and hob with grill, extractor hood and power points.

### CONSERVATORY

UPVC double-glazed window to the rear aspect, door to the garden, plumbed for washing machine and radiator.

### FIRST FLOOR LANDING

Power points.

### BATHROOM

Tiled flooring, a three piece suite comprising; panel enclosed bath with mixer taps and mains shower over, low flush WC, wash hand basin with vanity unit, tiled walls and extractor fan.

### BEDROOM ONE

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

### BEDROOM TWO

UPVC double-glazed windows to the front aspect, storage cupboard, radiator, loft access, power and TV points.

### REAR GARDEN

Rear entrance to the lovely private garden which is laid to lawn with plant and shrub borders, patio area and outside tap.

### PARKING

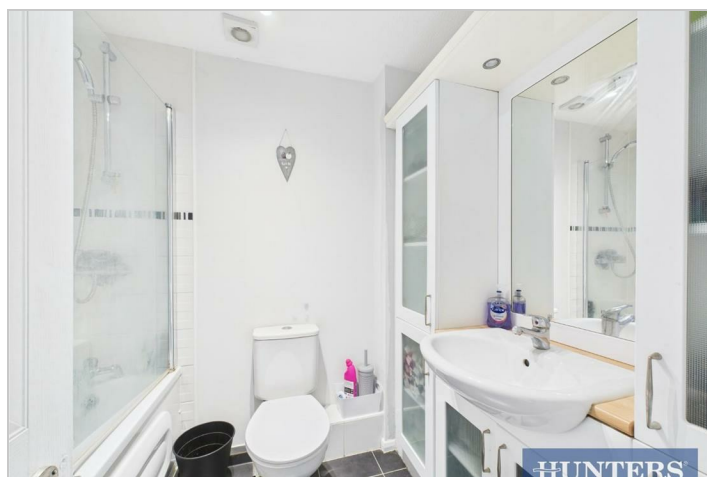
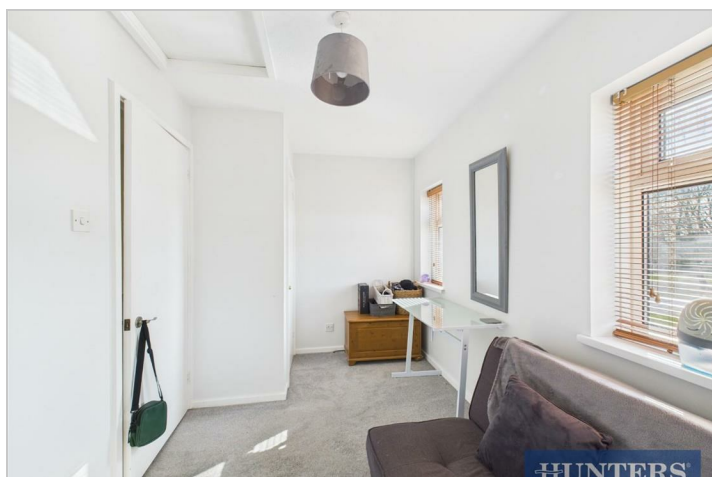
The property benefits from private off road parking.

**\*\*A FABULOUS TERRACE HOME IN THE HEART OF BEVERLEY WITH BREATHTAKING MINSTER VIEWS!\*\***

Nestled in a peaceful, tree-lined no-through road, this charming terrace property offers the perfect blend of tranquillity and convenience. Whether you're looking to downsize, take your first step onto the property ladder, or make a smart investment, this beautifully presented home is ready for you to move straight in and enjoy.

Located in the heart of Beverley, you'll be just a short stroll from the vibrant Georgian market town's shops, cafés, and amenities. Inside, the property boasts a welcoming living room, a well-appointed fitted kitchen, a bright conservatory, two spacious double bedrooms, and a house bathroom.

Outside, a delightful private garden provides the perfect retreat, while off-road parking adds to the home's practicality. With its sought-after location and stunning views of Beverley Minster, this property is sure to attract plenty of interest—early viewing is highly recommended to avoid disappointment!



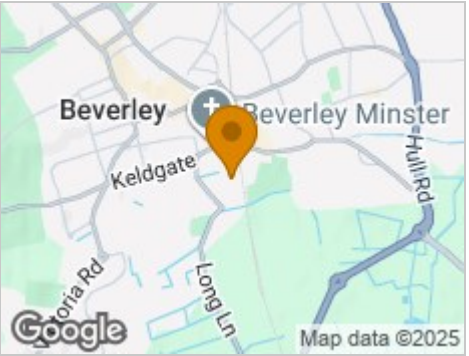
Road Map



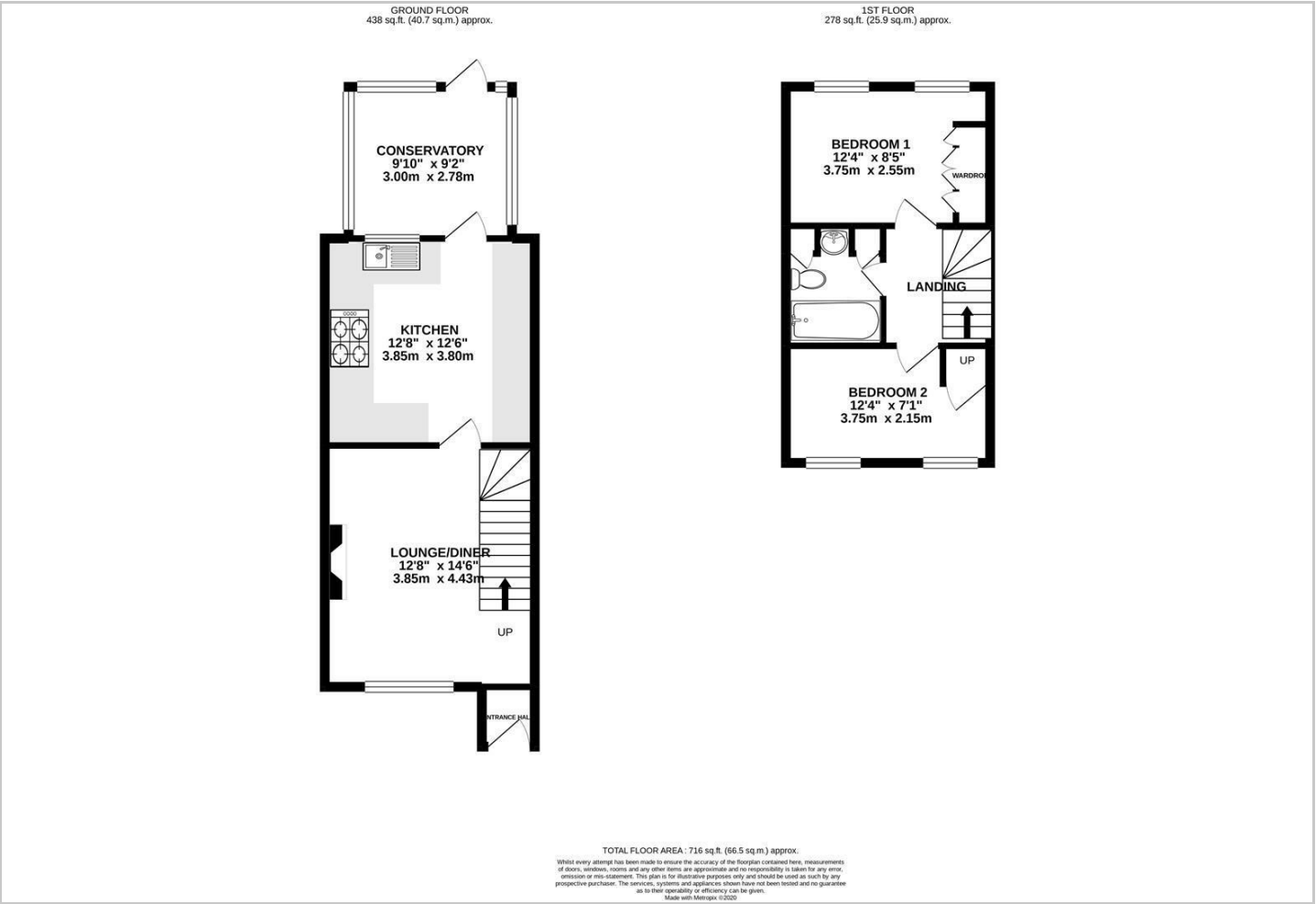
Hybrid Map



Terrain Map



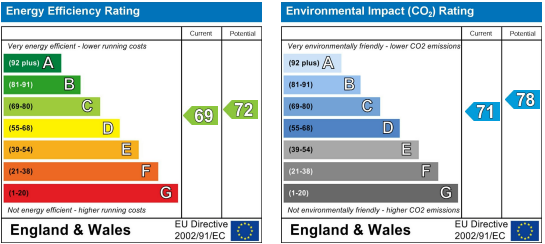
Floor Plan



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.