

HUNTERS®

HERE TO GET *you* THERE



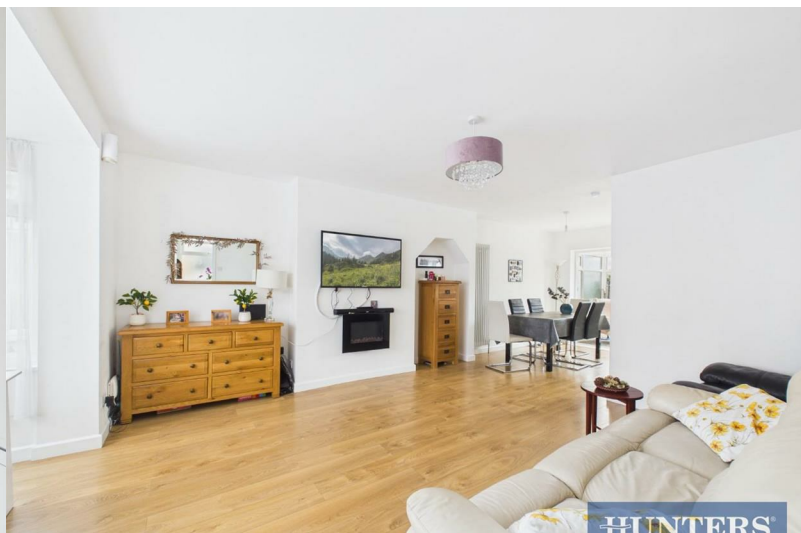
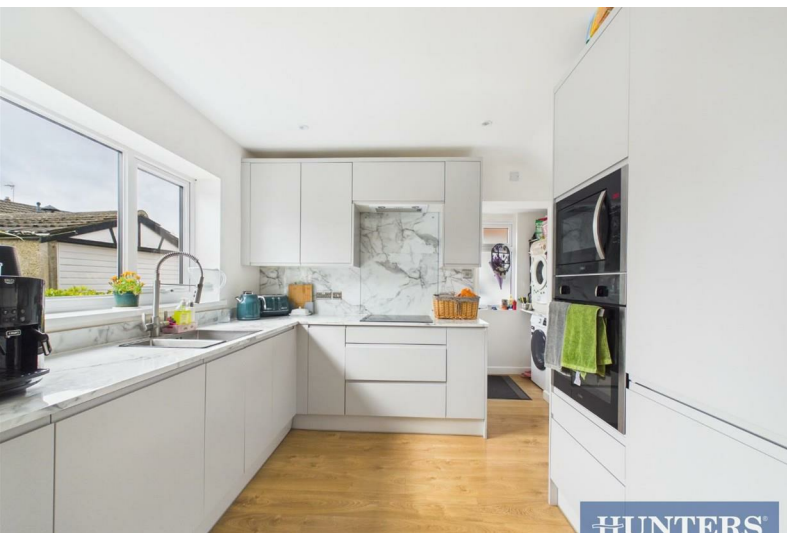
St. Leonards Road

Beverley, HU17 7HU

Offers In The Region Of £250,000



Council Tax: C



9 St. Leonards Road

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ENTRANCE HALL

Composite front door, radiator, power points and stairs to the first floor landing.

DOWNSTAIRS W/C

Laminate flooring, heated towel rail, low flush WC, wash hand basin with vanity unit and extractor fan.

LOUNGE/DINER

23'10" x 13'7" (7.27m x 4.15m)

UPVC bay window to the front aspect, sliding door, laminate flooring, electric fireplace, radiator, power points and TV point.

KITCHEN

8'8" x 7'5" (2.66m x 2.27m)

UPVC window to the rear aspect, range of wall and base units with roll top work surfaces, splash back, integrated microwave, integrated dishwasher, sink and drainer unit, integrated fridge/freezer, electric oven and hob, extractor fan and power points.

UTILITY ROOM

UPVC window to the side aspect, UPVC door to the side, laminate flooring, space for washing machine and power points.

CONSERVATORY

UPVC window to the side aspect, laminate flooring and door to the side.

FIRST FLOOR LANDING

UPVC window to the side aspect, loft access and power points.

BEDROOM ONE

12'10" x 9'6" (3.93m x 2.91m)

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

BEDROOM TWO

10'8" x 9'6" (3.26m x 2.90m)

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

BEDROOM THREE

9'10" x 6'10" (3.02m x 2.09m)

UPVC window to the front aspect, airing cupboard, coving, radiator and power points.

BATHROOM

UPVC window to the rear aspect, heated towel, tiled flooring, three piece suite comprising of; panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin, tiled walls and extractor fan.

GARDEN

Mainly laid to lawn with plant and shrub borders, patio area, outside tap, side and rear entrance.

PARKING

Shared driveway and on street parking to the front.

Material Information - Hunters Beverley

Tenure Type; FREEHOLD

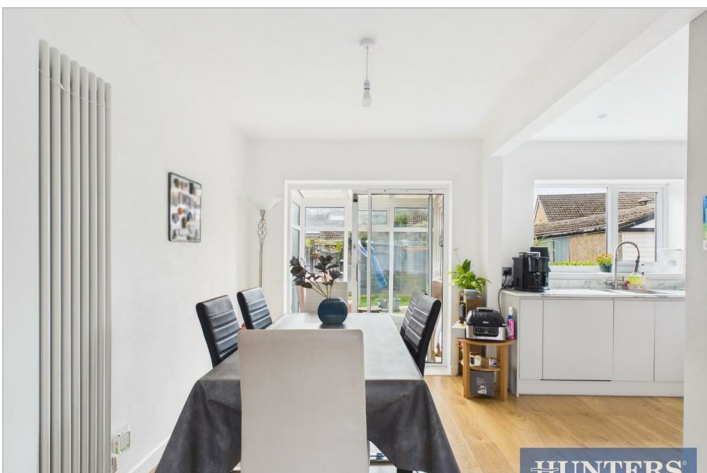
Council Tax Banding; C

****CHAIN FREE & READY TO GO**** Nestled in the charming area of Molescroft, Beverley, this delightful semi-detached house on St. Leonards Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. Additionally, the property includes parking for one vehicle, a valuable asset in this sought-after location.

One of the standout features of this home is its proximity to excellent schools, making it an ideal choice for families with children. The vibrant community of Molescroft offers a range of local amenities, ensuring that everything you need is just a stone's throw away.

This property presents a wonderful opportunity to enjoy a comfortable lifestyle in a desirable area. Whether you are looking to settle down or invest, this semi-detached house is sure to impress. Don't miss the chance to make this lovely home your own.



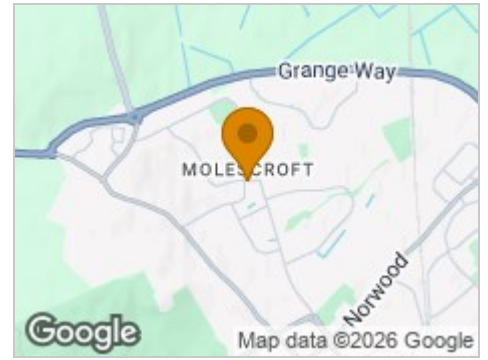
Road Map



Hybrid Map



Terrain Map



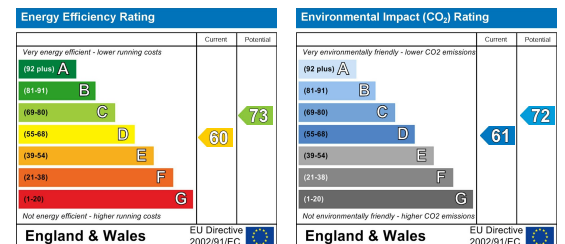
Floor Plan



Viewing

Please contact our Hunters Beverley Lettings 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.