



**4 The Glen, Beverley, HU17 0RB**  
**£255,000**

## The Property Perspective

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PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this impressive semi detached house located on a popular development with access to amenities and transport links plus within catchment of Beverley's OFSTED 'Outstanding' Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern kitchen and contemporary WC and bathroom. Items of note include feature bay window and French doors plus wood burning stove to the lounge, oak internal doors plus window shutters to the kitchen. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, living dining room, kitchen and WC. There are 3 well proportioned bedrooms plus a 4 piece bathroom accessed from the first floor landing. There is a boarded loft with light and ladder access.

The property benefits from well presented gardens to the front and rear plus a double driveway leading to a garage and further gated car port.

Tenure - Freehold  
Council Tax - Band D

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With laminate flooring.

#### Living Dining Room 18'9"(max) x 13'1"(max) (5.73m(max) x 4.01m(max))

A light dual aspect room with feature bay window, wood burning stove and French doors plus laminate flooring and blind.

#### Kitchen 12'5" x 8'0" (3.81m x 2.44m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and tiling. With a cooker, hood and 1.5 sink and mixer tap. With floor tiling, recessed spot lights and shutters.

#### WC 6'0" x 2'5" (1.83m x 0.74m)

Having contemporary white sanitary ware with wall paneling, vanity and floor tiling.

### FIRST FLOOR

#### Landing

With fitted carpets.

#### Bedroom 1 12'2" x 8'7" (3.72m x 2.62m)

With carpets and blinds.

#### Bedroom 2 12'1" x 9'1" (3.69m x 2.78m)

With carpets and blinds.

#### Bedroom 3 9'1" x 6'5" (2.78m x 1.96m)

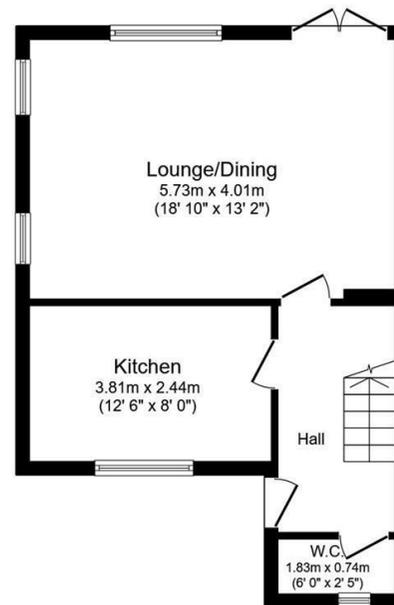
With carpets and blinds.

#### Bathroom 9'1" x 6'6" (2.79m x 2.00m)

Having a contemporary 4 piece suite with separate bath and walk in shower plus tiling, chrome ladder radiator and recessed spot lights.

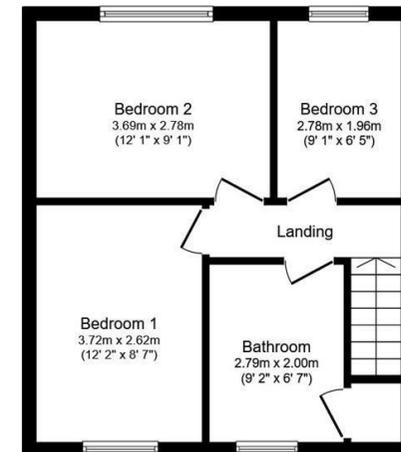
### EXTERNAL

The property benefits from well presented gardens to the front and rear plus a double driveway leading to a garage and further gated car port.



Ground Floor

Floor area 41.8 sq.m. (449 sq.ft.)



First Floor

Floor area 38.0 sq.m. (408 sq.ft.)

Total floor area: 79.7 sq.m. (858 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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