

## 5 Kilvin Drive, Beverley, HU17 9PG



**Price £154,950**

This property consists of a highly attractive 3 bedroom semi detached house situated in a sought after location to the east of Beverley town centre. This well proportioned accommodation has been recently renovated by its owner and is, in our opinion, offered to the market in immaculate condition. Benefiting from gas central heating together with double glazing and, in brief, comprising of an entrance hall, fitted kitchen, lounge, stairs to first floor, 3 good sized bedrooms and family bathroom. Outside, to the front is a lawned area and there is a side garden with shrubs set in hedged and brick wall borders. Wrought iron gates allow access to off-street parking for 3 to 4 cars and leads to a detached garage. To the rear is a further lawned garden enclosed with fenced perimeters. Internal viewings are strongly recommended to really appreciate this beautifully presented home.

**Side Entrance Door to:**

**Hallway**

**2.23m (7'4) x 1.88m (6'2)**

Ceiling coving, under-stairs storage cupboard, radiator, stairs to first floor.

**Lounge**

**6.06m (19'11) x 3.17m (10'05) min, 3.54m (11.08) max**

UPVc picture window to front elevation, hole in the wall feature fireplace with gas flame, ceiling coving, radiator, French doors leading to rear garden.

**Kitchen**

**4.17m (13'8) x 2.64m (8'8)**

UPVc picture window to rear elevation, recently fitted with a range of base and wall mounted units incorporating roll edged worktops, tiled splash-backs, built-in electric oven and ceramic hob, stainless steel sink with mixer tap, plumbing for automatic washing machine and fridge freezer, recessed ceiling lights and radiator.

**First Floor Landing**

UPVc window to front elevation, loft access.

**Bedroom 1**

**3.60m (11'10) x 3.19m (10'6) min, 3.57m (11'09) max**

UPVc picture window to rear elevation, ceiling coving, radiator.

**Bedroom 2**

**3.54m (11') x 2.59m (8'6)**

UPVc picture window to front elevation, ceiling coving, radiator.

**Bedroom 3**

**3.2m (9'11) x 2.64m (8'8)**

UPVc window to side elevation, radiator.

**Bathroom**

**2.21m (7'3) x 1.68m (5'6)**

Recently fitted with a 3 piece suite comprising of a panelled bath, wash hand basin with built-in cupboard beneath, automatic low flush WC, partly tiled surrounds, UPVc window to side elevation, ceiling coving, radiator.

**Outside**

The property sits within a good sized plot. To the front is a lawned area and a side garden set in shrubs with hedged and brick wall borders. Wrought iron gates provide access allowing parking for 3 to 4 cars and leads to a detached garage. To the rear is a further lawned garden with shrub borders enclosed within fenced perimeters.

**Location and Directions**

Kilvin Drive sits in a popular residential location situated to the east of Beverley town centre, being convenient for access to the town centre itself and the local road networks. From our office in Saturday Market leave Beverley town centre via Hengate, proceeding straight on at the traffic lights into Norwood, which then becomes Hull Bridge Road. Taking the second exit on the right-hand side, sign-posted Goodfell Road, take the first exit on the left-hand side onto Kilvin Drive. Proceed down and number 5 can be seen on the left-hand side indicated by our Grays and Co 'For Sale' sign.



**AGENTS NOTE**

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**Grays & Co is a trading name of Grays & Co (Beverley) Ltd. Registered in England No 06349596.  
Registered Office: 12 Market Place, Beverley, HU17 8BB**





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