

**staniford**  
grays



17 Central Avenue, Beverley, HU17 8LH

Offers Over £500,000





# 17 Central Avenue

Beverley, HU17 8LH

- DETACHED EXTENDED THREE BEDROOM FAMILY HOME
- TRADITIONAL FEATURES
- EASILY WALKABLE TO BEVERLEY TOWN CENTRE
- SPACIOUS KITCHEN DINING DAYROOM
- FANTASTIC CENTRAL LOCATION
- OFF STREET PARKING - DRIVEWAY AND CARPORT

A beautifully presented and extended three bedroom detached family home, ideally positioned in a highly sought after central Beverley location. Offering a superb balance of traditional character and modern open plan living, this property provides generous and versatile accommodation perfectly suited to family life.

The heart of the home is the impressive open plan kitchen, dining and dayroom, a bright and sociable space ideal for both everyday living and entertaining. The modern fitted kitchen flows seamlessly into the dining area and comfortable dayroom, creating a welcoming environment for family and friends. The property retains attractive traditional features including bay windows, high ceilings, stained glass windows and fireplaces, adding charm and personality throughout.

Upstairs, the property offers three well proportioned bedrooms, including a spacious principal bedroom complete with its own ensuite shower room. A family bathroom serves the remaining bedrooms, making the layout practical and convenient for a family.

Externally, the property benefits from off street parking via a private driveway and carport, providing useful covered parking and additional storage.

The location is a particular highlight. The home is within easy walking distance of the historic town centre, renowned for its vibrant café culture, independent shops, restaurants and traditional markets, as well as the iconic Beverley Minster. The town also offers excellent schooling options including Beverley Grammar School and Beverley High School, both highly regarded.



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## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 14'6" x 5'11" (4.43m x 1.81m )  
Wooden door with stained glass privacy panels, pendant light fitting, Karndean herringbone flooring and an understairs cupboard.

**CLOAK ROOM/WC** 4'9" x 3'9" (1.45m x 1.16m )  
Wooden door with brass handles and privacy glass panel, vinyl flooring, central ceiling light, hardwood side aspect privacy window, half splash back tiling, vanity unit with wash hand basin and a low flush WC.

**LOUNGE** 14'7" x 15'3" (4.45m x 4.66m )  
Wooden door with brass handles, carpeted floor, hardwood bay window, fire place with marble mantle, gas fire insert and a quartz hearth.

**UTILITY ROOM** 10'10" x 8'3" (3.31m x 2.53m)  
Wooden door with brass handles, carpeted floor, central ceiling light, rear aspect uPVC window, splash back tiles. plumbing for a washing machine, integrated fridge freezer, stainless steel one and a half bowl drainer sink with mixer tap, wooden door to the carport and a composite rear door with glass panels.

**KITCHEN/DINER** 21'9" x 14'0" (6.64m x 4.29m )  
Wooden door with brass handles, Karndean herringbone flooring, uPVC sliding patio doors to the rear garden, side aspect hardwood window, two ceiling spotlight fittings and fire place with gas fire, tiled back and quartz hearth with wooden mantle piece. One and a half bowl drainer sink with mixer tap, four ring electric hob, under counter fridge, integrated four ring electric hob and oven with extractor over. Quartz work tops and a range of wall and base units.

**DAYROOM** 11'8" x 9'5" (3.58m x 2.88m )  
Karndean herringbone flooring, rear and side aspect uPVC double glazed windows, ceiling spotlights and two Velux skylight windows.

**STAIRCASE AND LANDING**  
Carpeted flooring, pendant light fitting, side aspect hardwood privacy window and a wooden banister and spindles.



**PRINCIPAL BEDROOM** 14'2" x 12'8" (4.32m x 3.88m )  
Wooden door with brass handles, carpeted floor, central ceiling light and a rear aspect hardwood window.

**ENSUITE SHOWER ROOM** 10'10" x 8'3" (3.31m x 2.54m )  
Wooden door with brass handles, carpet and tiles flooring, Velux window, ceiling spotlights, rear aspect hardwood privacy window, low flush WC, shower cubicle with mixer shower, pedestal wash hand basin with mixer tap, chrome towel radiator and splash back tiles.

**FAMILY BATHROOM** 9'10" x 7'10" (3.01m x 2.39m )  
Wooden door with brass handles and privacy glass panel, engineered wood floor, two side aspect hardwood windows, low flush WC, pedestal wash hand basin with mixer tap, bath with mixer tap and shower, half splash back tiling and a loft hatch.

**BEDROOM TWO** 15'4" x 12'7" (4.68m x 3.86m )  
Wooden door with brass handles, carpeted floor, hardwood side aspect and front aspect bay windows.

**BEDROOM THREE** 8'1" x 8'0" (2.47m x 2.44m )  
Wooden door with brass handles, carpeted floor, pendent light fitting and a hardwood front aspect window.

**EXTERIOR**  
To the front a block paved driveway with brick wall, hedge and fence surround. To the rear a flagged patio area and path with lawn and mature borders, shed and mature trees.

**PROPERTY PARTICULARS DISCLAIMER :**  
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

**COUNCIL TAX:**  
We understand the current Council Tax Band to be E

**SERVICES :**  
Mains water, gas, electricity and drainage are connected.

**TENURE :**  
We understand the Tenure of the property to be Freehold.

**MORTGAGE CLAUSE :**  
Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



## Floor Plans



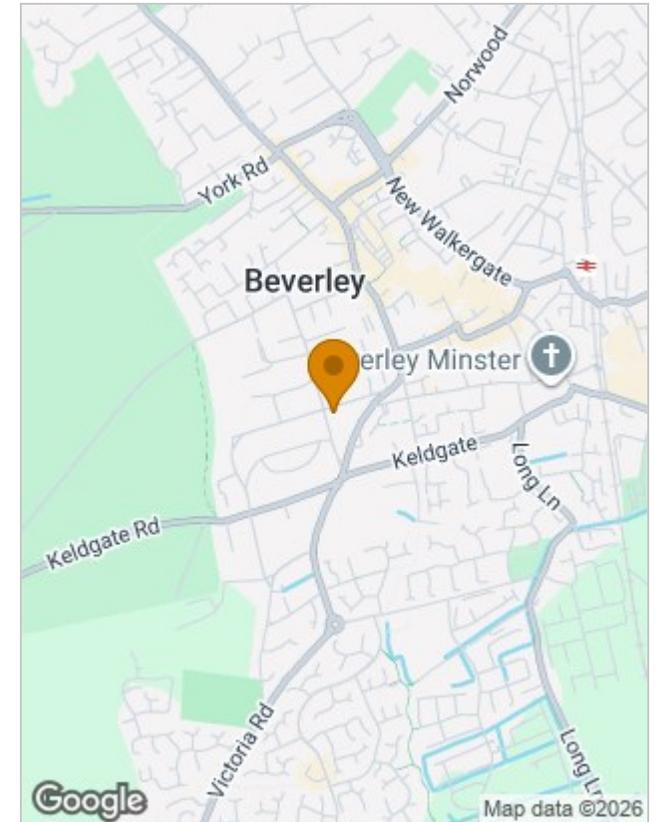
## Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

