

staniford grays



11 Normandy Avenue, Beverley, HU17 8PE

£215,000





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Beverley, HU17 8PE

- DETACHED BUNGALOW
- DESIRABLE LOCATION
- LARGE LIVING ROOM WITH FRENCH DOORS
- LARGE PRIVATE GARDEN
- OFF STREET PARKING
- TWO BEDROOMS

Two bedroom detached bungalow in need of some modernisation, set in a popular location.

Set within one of Beverley's most desirable residential locations, this two bedroom detached bungalow on sought after Normandy Avenue offers an exciting opportunity for buyers looking to create a home tailored to their own taste. Requiring a degree of modernisation, the property occupies a generous plot with excellent potential both inside and out.

The accommodation is well proportioned throughout and includes a spacious living room with lovely French doors opening onto the rear decking and attractive rear garden, creating a wonderful connection between indoor and outdoor living. A separate dining room provides additional reception space, ideal for entertaining or everyday use, while the kitchen offers scope for improvement and redesign.

There are two bedrooms together with a bathroom, making the layout ideal for downsizers, retirees or those seeking single level living in a prime location.

Externally, the property benefits from off street parking to the front, while to the rear is a substantial and private garden, perfect for gardening enthusiasts, families visiting, or simply enjoying peaceful outdoor space.

A rare opportunity to acquire a detached bungalow in such a well regarded part of Beverley, offering fantastic potential to modernise and add value.

Book your viewing, get in touch today!

£215,000



ACCOMMODATION COMPRISES

ENTRANCE HALL 9'1", x 3'10" (2.79m, x 1.18m)
uPVC entrance door, floor boards with no coverings and a central ceiling light.

BEDROOM ONE 10'0" x 7'11" (3.07m x 2.43m)
Wooden door with chrome handles, wooden floor boards with no coverings, front aspect uPVC double glazed window and a pendant light fitting.

BEDROOM TWO 12'0" x 9'8" (3.68m x 2.95m)
Wooden door with chrome handles, laminate floor, central light fitting, front aspect uPVC double glazed window and fitted wardrobes and drawers.

BATHROOM 7'4" x 5'6" (2.24m x 1.69m)
Wooden door with brass handles, vinyl floor, pendant light fitting, splash back tiling, low flush WC, pedestal wash hand basin, bath with mixer shower and an airing cupboard with boiler.

LOUNGE 18'5" x 12'2" (5.63m x 3.71m)
Wooden door with glass panels and brass handles, floor boards with no coverings, uPVC French doors to the rear garden, two pendant light fittings, fire place with electric fire, stone hearth and mantle piece.

DINING ROOM 7'10" x 7'8" (2.41m x 2.35m)
Wooden door with glass panels, exposed floor boards, pendant light fitting and a rear aspect uPVC double glazed window.

FRONT PORCH 8'6" x 3'8" (2.60m x 1.13m)
uPVC entrance door with privacy glass panels.



KITCHEN

16'8" x 7'1" (5.09m x 2.17m)

uPVC rear door with glass panels, uPVC entrance door with glass panels, tiled floor, uPVC rear aspect double glazed window, a range of wall and base units, integrated four ring gas hob, electric eye level oven, extractor, plumbing for a washing machine and tiled splash backs.

EXTERIOR

To the front a gravelled area with mature shrubs and block paved driveway with a carport. To the rear a decked area with lawn, wooden fence surround, gravel, garden shed and mature tree and shrubs in the corner.

COUNCIL TAX:

We understand the current Council Tax Band to be C

TENURE :

We understand the Tenure of the property to be Freehold.

SERVICES :

Mains water, gas, electricity and drainage are connected.

MORTGAGE CLAUSE :

Stanifords 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.

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.

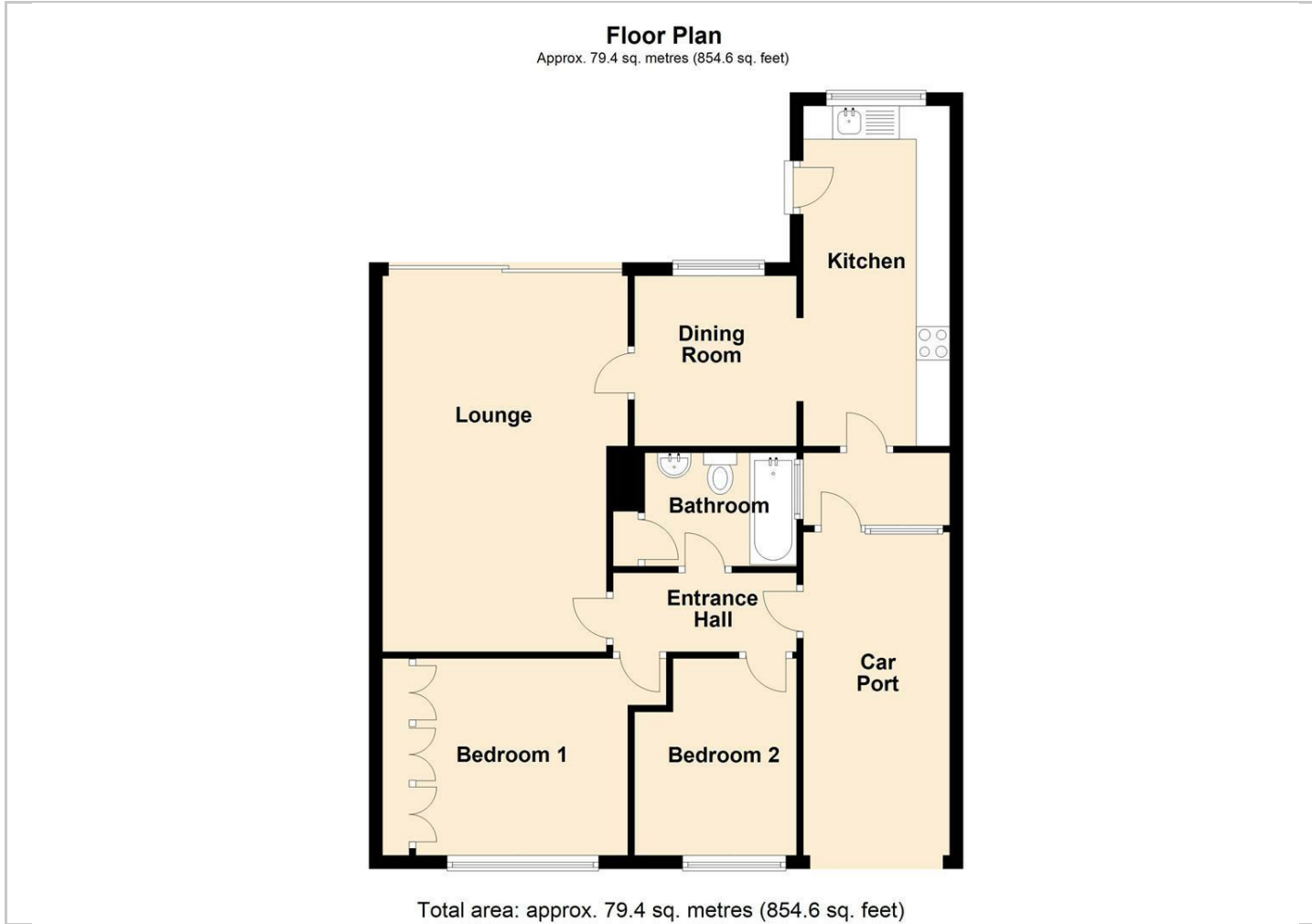
MISREPRESENTATION ACT 1967

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.



Floor Plans



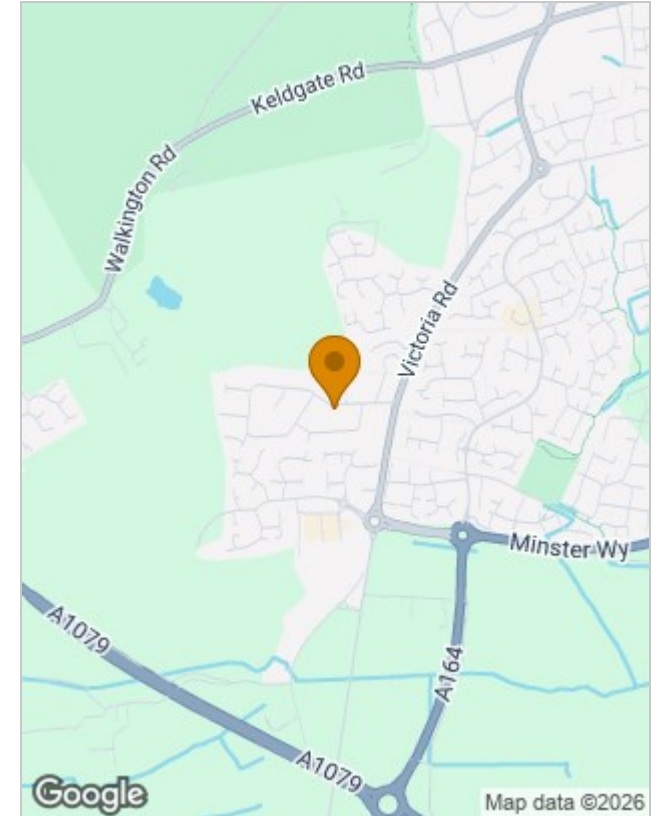
Viewing

Please contact our Beverley Office 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

