



**QUICK & CLARKE**  
The Property Specialists

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**52 Chestnut Avenue, Beverley HU17 9QU**  
**£195,000**

- Huge potential - modernisation required
- Surprisingly spacious extended bungalow
- Three bedrooms / two receptions
- Modern wet room and recently fitted boiler (18 months)
- Highly regarded established area
- Driveway and garage
- EPC Rating: D
- Council Tax Band: B

A surprisingly spacious and well laid out extended three bedroomed bungalow which has been owned by the same family since new. Requiring full modernisation and offered to the market with no onward chain the property has a very flexible layout and benefits from three bedrooms, two well proportioned reception rooms as well as a kitchen, recently fitted wet room/bathroom and modern boiler (18 months old). Situated on this established development forming Model Farm and surrounded by similar properties.

Note that the bungalow does back onto the railway lines. However only by viewing the property one can see that this provides very little disturbance to the property.

#### LOCATION

The property is located on Chestnut Avenue and adjacent to the railway line which skirts the rear garden.

Situated on the highly regarded and established Model Farm Estate the property has convenient access to the local amenities in the centre of this residential development. Access is gained to Beverley town centre via Norwood.

#### THE PROPERTY COMPRISES

##### ENTRANCE HALL

8'2" x 3'6" (2.49m x 1.07m)

With modern uPVC front door with glass panels to either side. Built-in cupboard and wall mounted gas boiler which was fitted approximately 18 months ago.

##### LIVING ROOM

17'2" x 11'11" (5.23m x 3.63m)

A very well proportioned room which offers flexibility of layout and with large window to front elevation and open grate fire with tiled hearth and surround. Archway leading to the dining area.

##### DINING AREA

8'10" x 8'0" (2.69m x 2.44m)

##### KITCHEN

8'3" x 9'11" (2.51m x 3.02m)

Currently with base storage units and laminate work surfaces. Stainless steel sink and drainer. Built-in cupboard. Window to side elevation and uPVC glass panelled door opening to the side of the property.

##### BEDROOM 1

16'1" x 8'0" (4.90m x 2.44m)

A generous sized principal bedroom currently with fitted wardrobes and window to rear elevation.

##### BEDROOM 2

9'5" x 7'11" (2.87m x 2.41m)

Window to rear elevation.

##### BEDROOM 3

9'3" x 8'1" (2.82m x 2.46m)

Windows to both rear and side elevation.

##### WETROOM / BATHROOM

7'3" x 5'3" (2.21m x 1.60m)

Having been adapted in the recent past with pedestal hand wash basin, close coupled w.c., wet room type shower, window to side elevation and tiled walls.

##### OUTSIDE

The property is set back from the road with a lawned garden to the front and side drive which continues down past the property to the garage and provides ample parking for at least two cars. The brick garage is detached from the bungalow and of a brick construction with up and over door.

The rear garden is largely lawned and skirts the railway line to the rear which gives a good level of privacy for the majority of the time. The rear garden enjoys an open westerly aspect to the rear.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system.

##### DOUBLE GLAZING

The property benefits from uPVC double glazing.

##### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

##### VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

##### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email [beverley@qandc.net](mailto:beverley@qandc.net)

GROUND FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan 0205