

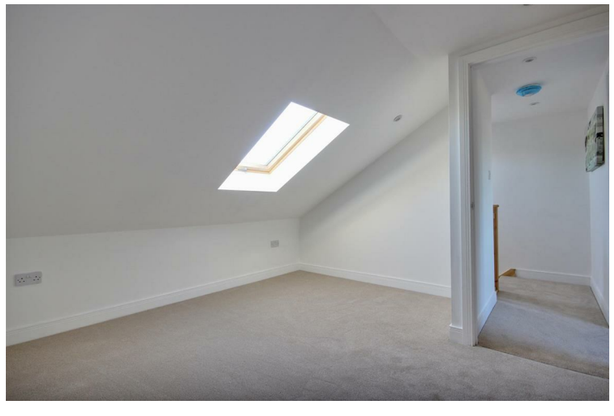














Quick & Clarke
PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk







59 Normandy Avenue, Beverley HU17 8PF

£260,000

Beverley | Cottingham | Hornsea | Willerby

- No onward chain
- Vacant possession
- Fully modernised and extended
- Ground floor and first floor bedrooms and bathrooms
- Sort after cul de sac position
- Brand new kitchen, bathroom, shower room and carpets
- Westerly facing rear garden
- Off street parking and garage
- EPC - D
- Council Tax Band - B

Having recently undergone a full, high-specification renovation, this fabulous property is offered to the market in true "move-in" condition with no onward chain.

Light, bright, and inviting throughout, the home boasts a fantastic loft extension housing two double bedrooms and an en-suite shower room. For ultimate flexibility, the ground floor features an additional bedroom with an adjacent bathroom. Further benefits include a brand-new kitchen, modern bathrooms, fresh floor coverings, and updated fittings. Early viewings are highly recommended to truly appreciate the space and quality on offer.

LOCATION
The property is located on a small cul de sac leading off from Normandy Avenue, in this very much sort after area on the south side of Beverley. Benefitting from a local bus connection with the town centre, the property lies just off the main arterial route, linking Beverley with the M62, Hull and the wider region.

THE PROPERTY COMPRISES

GROUND FLOOR

ENTRANCE HALL
11'9" x 7'2" (3.58m x 2.18m)
Access is provided via a uPVC glass-panelled door leading from the driveway directly into a light, bright entrance hall. The hallway features stairs rising to the first floor, complete with a convenient storage cupboard underneath housing the brand-new Ideal Standard boiler.

LIVING ROOM
17'8" x 9'11" (5.38m x 3.02m)
Offering generous proportions with ample space for both living and dining furniture, this bright reception room features a stylish, wall-mounted bio-ethanol fireplace as its focal point. A large picture window frames views over the westerly-facing rear garden.

KITCHEN
8'2" x 7'2" (2.49m x 2.18m)
Brand new modern kitchen offering a range of wall and base storage units with light grey Shaker style fronts, complimenting laminate worksurfaces and ceramic tile upstand. Four ring electric hob with splash back and canopy extractor over, integrated oven, space and plumbing for washing machine and space for upright fridge freezer. uPVC glass panelled door opening onto the patio of the rear garden and window to the side elevation.

BEDROOM 2
9'11" x 9'4" (3.02m x 2.84m)
Double bedroom with window to the front elevation.

BATHROOM
7'1" x 6'4" (2.16m x 1.93m)
Modern three piece suite comprising panel bath, with separate thermostatic shower valve over and glass screen. Vanity unit with counter top hand wash basin and a closed coupled WC. Chrome heated towel radiator and window to the front elevation.

FIRST FLOOR

BEDROOM 1
11'6" x 9' (3.51m x 2.74m)
Window to rear elevation.

SHOWER ROOM
8'7" x 4'3" (2.62m x 1.30m)
Three piece suite comprising vanity unit with hand wash basin, back to the unit WC, large walk in shower enclosure with attractive niche chrome heated towel radiator and attractive shower board on walls. Window to the rear elevation.

BEDROOM 3
11'* x 11'3" (3.35m* x 3.43m)
Double bedroom with sloping ceilings and Velux roof light.

OUTSIDE
The front garden is lawned with a concrete drive leading down the side of the property up to the garage, providing ample parking for at least two cars.

The rear garden is westerly facing with a patio area immediately behind the kitchen. Steps lead up to a largely lawned garden, with fence perimeter.

GARAGE
Detached single garage with up and over door, side window.

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.

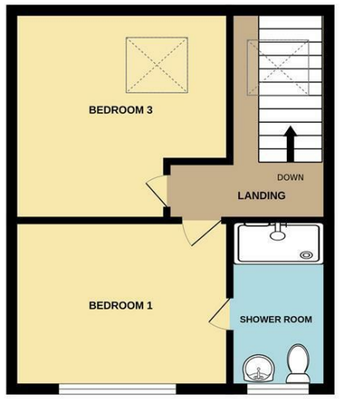
FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the 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

GROUND FLOOR



1ST 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.

Whilst 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.
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