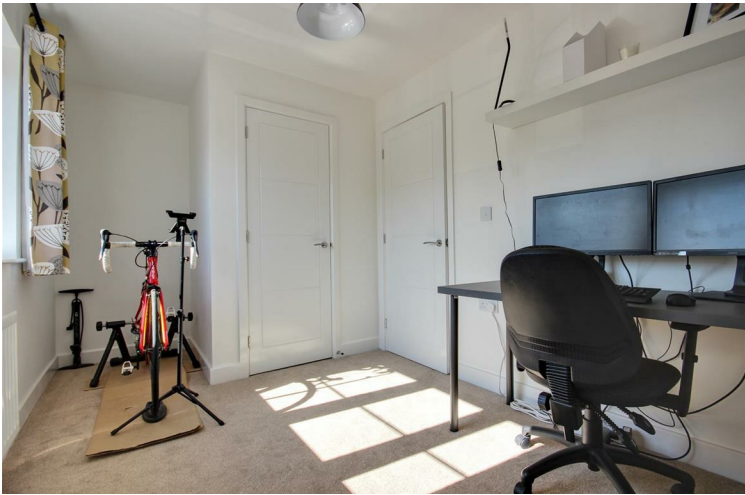




# Quick & Clarke

PROPERTY SPECIALISTS

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**16 Robson Avenue, Beverley HU17 0GX**  
**£205,000**

- Immaculately presented throughout
- No onward chain
- All snagging completed since new
- Two double bedrooms
- Sale of furniture and appliances considered
- Ideal investment / first time buyer
- Council Tax Band: B
- EPC Rating: B

Possibly in better than new condition this beautifully presented and well proportioned two bedroomed modern house is immaculately presented throughout.

Situated on a quiet crescent on the south side of Beverley and constructed only 3 years ago by Linden Homes, the property is well specified with attractive modern kitchen and bathroom. Boasting two double bedrooms, off street parking for two cars and garden with side aspect the property is offered to the market with no onward chain.

LOCATION

Robson Avenue forms part of the newly constructed Linden Homes Development which lies off the southern bypass (A164 Minster Way). Accessed off Woodpecker Drive via Peter's Way the property is in an ideal position for the major road network with walking/cycle access into the centre of Beverley via Spark Mill Lane.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

15'0" x 6'6" (4.57m x 1.98m)  
With a modern composite front door with obscure glass panels. Cloak cupboard and stairs to first floor accommodation. Inset mat well on entry.

CLOAKROOM

5'5" x 2'9" (1.65m x 0.84m)  
With a two piece sanitary suite comprising pedestal hand wash basin, close coupled w.c. and herringbone style floorcovering.

LIVING ROOM

13'4" x 8'11" reducing to 7'10" (4.06m x 2.72m reducing to 2.39m)  
French doors onto the patio area of the rear garden and window to one side.

BREAKFAST KITCHEN

14'11" x 6'6" (4.55m x 1.98m)  
An attractive modern kitchen offering a good range of wall and base storage units with contemporary grey fronts and complimenting laminate work surfaces. Stainless steel sink and drainer. Four ring stainless steel gas hob with matching splashback and extractor over. Integrated oven and washing machine. Space and plumbing for fridge freezer and table. Window to front elevation.

FIRST FLOOR

BEDROOM 1

13'4" x 9'4" (4.06m x 2.84m)  
Window to rear elevation.

BEDROOM 2

13'4" x 7'10" (4.06m x 2.39m )  
Window to front elevation and built-in cupboard over stairs.

BATHROOM

6'5" x 6'4" (1.96m x 1.93m)  
With a modern three piece sanitary suite comprising panelled bath with separate shower over and glass screen, pedestal hand wash basin and close coupled w.c. Tiled splashbacks.

OUTSIDE

The property is set back from the road with twin parking spaces on a tarmac drive. Side access is gained through a timber gate where there is a small shed and an area for the storage of bins.

The rear garden is largely a blank canvas with a flagged patio area adjacent to the rear of the property which leads out onto a largely lawned garden with a fenced perimeter.

AGENT'S NOTE

Please note that the furniture and appliances are for sale by separate negotiation which may be of interest to investors and first time buyers.

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).

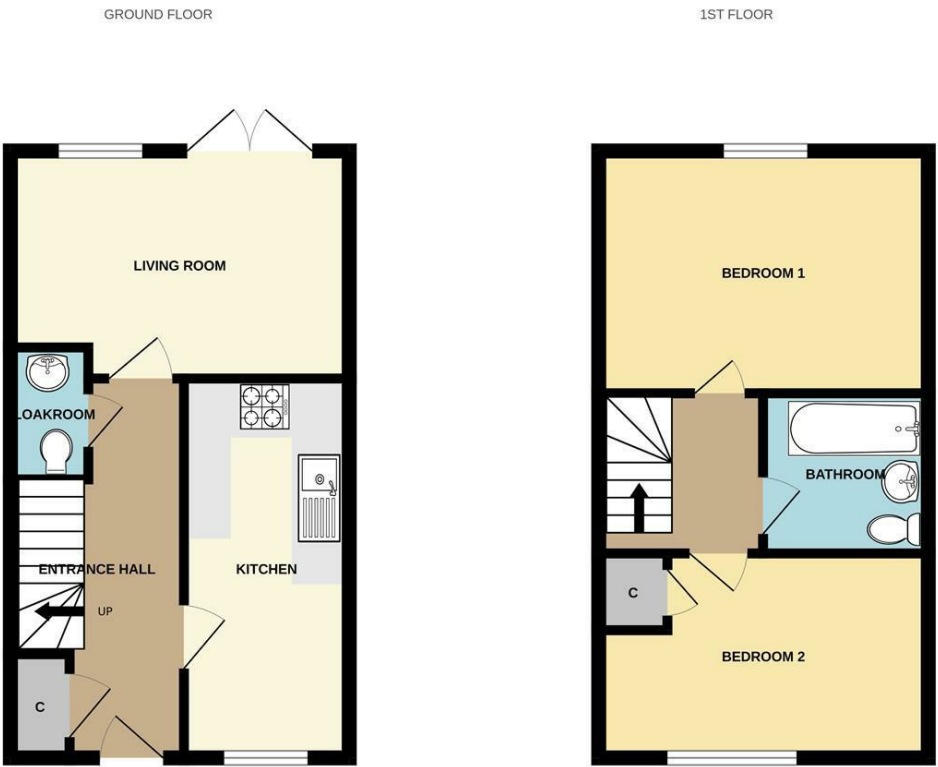
VIEWING

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)



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. Made with Metropix ©2025