



QUICK & CLARKE

The Property Specialists

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15 Rowan Avenue, Beverley HU17 9UN
£225,000

- No onward chain
- Immaculately presented throughout
- Well-proportioned accommodation
- Beautifully tended gardens
- Off-street parking and garage
- Move-in condition
- Recently refitted bathroom
- Council tax band C
- EPC rating D

An attractive, lovingly looked-after and well-proportioned modern bungalow situated in a superb corner plot position overlooking Rowan Avenue. Offered with no onward chain and having beautifully tended gardens, which are westerly facing to the rear, the property also has generous off-street parking and a detached garage. Benefiting from a recently refitted shower room, viewing is highly recommended.

LOCATION

The property is located on an attractive corner plot on Rowan Avenue and on the north eastern side of Beverley. Rowan Avenue lies just off the A1035 and close to the roundabout forming the main arterial junction between Beverley town centre and leading out to the East Coast and Hull. Ideal for the major road network, the property also lies close to Beverley Hospital. There is a regular local bus route from Rowan Avenue to Beverley town centre.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

5'2 x 3'3 (1.57m x 0.99m)
uPVC obscured glass panel door with matching panels to either side and cloaks cupboard. Doors leads through to the kitchen and living room.

LIVING ROOM

17'8 x 10'6 (5.38m x 3.20m)
Of a size which offers flexibility of layout, with an ornate dark wood fireplace with tiled hearth and back housing gas living flame fire, along with a bay window to the front elevation.

KITCHEN

10'6 x 7'3 (3.20m x 2.21m)
A range of wall and base storage units with oak fronts, laminate worksurfaces and ceramic tiled splashbacks. Four ring electric hob with extractor over, integrated oven, space and plumbing for fridge and freezer, stainless steel sink and drainer, wall-mounted boiler. uPVC glass panelled door opening to the side of the property and window over the sink.

BEDROOM 1

11'9 x 9'1 (3.58m x 2.77m)
A well-proportioned double bedroom with window overlooking the rear garden.

BEDROOM 2

8'10 x 8'9 (2.69m x 2.67m)
French doors opening onto the garden.

INNER LOBBY

Airing cupboard housing the hot water tank and shelved out for storage.

SHOWER ROOM

6'10 x 5'6 (2.08m x 1.68m)
Recently refitted modern shower room with large walk-in shower enclosure, vanity unit with back to the unit WC and semi-recessed wash basin. Window to the side elevation, chrome heated towel rail, fully tiled walls and floor.

OUTSIDE

The key feature of this property are the beautifully tended gardens which extend to three sides of the bungalow courtesy of its corner plot position. The front garden is open plan with a number of ornamental shrubs, trees and flower borders. A drive leads up to the garage and provides parking for a number of vehicles.

The rear garden is westerly facing and has been hard landscaped for ease of maintenance with a wide patio area, attractive planting and greenhouse. A further small area of storage is found behind the garage.

GARAGE

16'10 x 9' (5.13m x 2.74m)
A detached brick built garage with up & over door, window to side, supplied with light and power with storage in the roofspace.

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).

COUNCIL TAX

The Council Tax Band for this property is Band C.

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 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

EPC RATING

For full details of the EPC rating of this property please contact our office.



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.
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