















Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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25 Minster Avenue, Beverley HU17 0NL

£295,000

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- Fabulous contemporary layout
- Generous open plan living dining kitchen
- Superb position close to town centre and amenities
- Overlooks Beverley Minster to the front
- Modern kitchen & bathroom
- Southerly facing garden
- Private parking space
- Short walk to town centre
- EPC Rating: C
- Council Tax Band: C

An outstanding and versatile two double bedroom bungalow, enjoying a rare position directly south of the town centre with clear, unobstructed views of Beverley Minster. Extended by the current owners and utilised solely as a second home, the property is immaculately presented throughout, featuring modern, virtually unused kitchen and bathroom fittings. The highlight of the adaptable layout is a light-filled south facing open plan living/dining kitchen to the rear, creating a wonderful space for both everyday living and entertaining. All of Beverley's bustling amenities are just a short walk away.

LOCATION
The property occupies an enviable and fairly unique location being one of only two properties that share a small cul-de-sac off Minster Avenue. Situated very close to the amenities of the town centre the property lies just to the south of Beverley Minster with views over the pastureland to the front.

THE ACCOMMODATION COMPRISES

ALL GROUND FLOOR

ENTRANCE HALL
With a modern uPVC glass panelled front door. Double cloak cupboard shelved out and with hanging rail and further utility cupboard.

UTILITY CUPBOARD
4'11" x 3'0" (1.50m x 0.91m)
Space and plumbing for washing machine. Currently houses a freezer and is shelved out for storage.

LIVING ROOM
19'5" x 10'4" reducing to 8'11" (5.92m x 3.15m reducing to 2.72m)
A well proportioned living room positioned to the front of the property and with a bay window which overlooks a green space and with the backdrop of Beverley Minster behind.

OPEN PLAN LIVING DINING KITCHEN
18'10" x 16'11" (5.74m x 5.16m)
Of an L-shape and created by an extension to the full width of the rear of the property this superb room has space for both living and dining room furniture. The kitchen offers a good range of wall and base storage units with white gloss fronts, complementing laminate work surfaces and ceramic tiled splashbacks. Four ring electric hob with stainless steel extractor over, integrated oven, porcelain one and a half bowl sink and drainer, under unit fridge and patio doors leading out onto the southerly facing rear garden and with further window over the sink.

BEDROOM 1
11'10" x 8'11" (3.61m x 2.72m)
Window allowing borrowed light from the living area of the kitchen. Fitted wardrobes.

BEDROOM 2
9'6" x 7'9" (2.90m x 2.36m)
With two windows to the side elevation.

INTERNAL LOBBY
With cupboard housing the modern Ideal Standard combi-boiler.

BATHROOM
7'3" x 6'0" (2.21m x 1.83m)
With a contemporary three piece sanitary suite. Close coupled w.c., wall hung vanity hand wash basin and walk-in shower enclosure. Fully tiled walls and floor. Window to the side elevation and wall mounted vanity cupboard with mirrored front, chrome heated towel radiator and shaving point.

OUTSIDE
The front garden has been laid under decorative pebbles for ease of maintenance and has been landscaped with a pathway leading to the front door. Access can be gained down the side of the house to the rear garden. Directly behind the bungalow there is a private parking space signed for 25 Minster Avenue.

The rear garden is ideally southerly facing and has been flagged for ease of maintenance. With a raised flower bed having an array of mature shrubs and trees there is also a large Summer House to one corner of the garden.

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).

GROUND FLOOR



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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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

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.