





The 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



40 Warton Avenue, Beverley HU17 0JB
£210,000

- Extremely spacious home.
- Approximately 1,025 square feet.
- Larger than many detached properties.
- Extensive garden.
- Substantial off street car parking facility.
- Light & spacious kitchen diner.
- Three good sized bedrooms.
- Modern bathroom.
- Council Tax Band: B
- EPC Rating: TBC

An incredibly spacious three bedroomed semi-detached house offering larger accommodation than many detached properties and extending to in excess of 1,025 square feet. Not only is the accommodation large and spacious but the garden is incredible and extremely generous in size offering extensive off street car parking to the front with a large entertaining terrace overlooking a substantial lawned garden and gravelled area.

The heart of the home is the light and spacious kitchen diner which stretches from the front to the back of the house complemented by the cosy living room, the three good sized bedrooms and the modern bathroom suite. This property really does offer excellent value and will certainly not disappoint.

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture.

The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Timber effect laminate floor. Staircase to first floor.

LIVING ROOM

18'6" x 10'6" (5.64m x 3.20m)
Timber effect laminate floor. PVCu sealed unit double glazed window to the front elevation and PVCu sealed unit double glazed French doors opening onto the rear terrace and two radiators.

KITCHEN DINING ROOM

18'7" x 12'0" (5.66m x 3.66m)
With an extensive and modern range of base and eye level units having timber roll edge work surfaces incorporating a single drainer sink unit. Five ring gas hob and electric oven. Timber effect laminate floor. PVCu sealed unit double glazed windows to two elevations. Door to outside. Radiator.

CLOAKROOM

Low level w.c. PVCu sealed unit double glazed window.

FIRST FLOOR

LANDING

Two built-in cupboards, one of which houses the gas fired central heating boiler. PVCu sealed unit double glazed window.

BEDROOM 1

13'4" x 12'2" (4.06m x 3.71m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 2

12'0" x 10'5" (3.66m x 3.18m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

8'8" x 7'10" (2.64m x 2.39m)
PVCu sealed unit double glazed window and radiator.

BATHROOM

8'0" x 5'0" (2.44m x 1.52m)
P-shaped bath with monsoon shower over, vanity wash basin with cupboard below and low level w.c. Tile effect flooring. PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE

To the front of the property is a concrete driveway and forecourt offering off street car parking for multiple cars whilst at the rear is a substantial stone paved terraced area ideal for entertaining, leading to a large lawned garden with flowerbeds beyond which lies a gravelled area with timber garden shed and greenhouse.

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 PVCu 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



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

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.