



# QUICK&CLARKE

The Property Specialists

Grindell House, 35 North Bar Within, Beverley,  
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**51 Central Avenue, Beverley HU17 8LL**  
**£499,950**



- Detached traditional house
- No Chain
- Over 1,330 square feet
- Outstanding location
- Close to town centre and Beverley Westwood
- Open views to front
- Two reception rooms and two bathrooms
- South-Easterly facing rear garden - Ample off-street car parking
- Outstanding school catchment area
- EPC Rating: D; Council Tax Band: E

A lovely traditional detached residence situated in an outstanding location between the hustle and bustle of the centre of this historic Georgian market town, and the peace and tranquility of the expansive Westwood Pastures. The property also sits in the catchment area for Beverley High School for girls and Beverley Grammar School for boys. To the front of the house is an area of public open space and the open grassland of Beverley archery field, and the property with no chain benefits from a well proportioned rear garden with a South-Easterly aspect.

51 Central Avenue offers three bedroomed accommodation, but at over 1,330 square feet is larger than many four bed detached properties. The house has been particularly well cared for over the years and offers two reception rooms along with spacious reception hall, very good size kitchen and conservatory to the rear all complemented by the partial conversion of the garage to provide an extremely useful shower/utility room. At first floor the three double bedrooms are all light and spacious and there is a good size family bathroom with separate w.c.

The house is further enhanced by the ample off-street car parking available to the front.

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 LOBBY

PVCu sealed unit double glazed French doors.

ENTRANCE HALL

13' x 7'2" (3.96m x 2.18m)  
Timber effect flooring, oak return staircase to first floor and radiator.

LIVING ROOM

15' x 12'10" (4.57m x 3.91m)  
Traditional parquet floor, log burner on tile hearth, PVCu sealed unit double glazed windows to two elevations and radiator.

DINING ROOM

12'7" x 11' (3.84m x 3.35m)  
Traditional parquet floor, period tile fireplace, PVCu sealed unit double glazed window and radiator.

CONSERVATORY

11' x 8' (3.35m x 2.44m)  
Of PVCu sealed unit double glazed and brick construction with tile floor, radiator and French doors to rear raised terrace.

KITCHEN

21' x 8' (6.40m x 2.44m)  
An extensive range of base and eye level units having timber effect roll edge work surfaces incorporating a one and a half bowl sink unit, plumbing for automatic washing machine, PVCu sealed unit double glazed and sealed unit double glazed windows, timber effect flooring and radiator.

SHOWER ROOM/UTILITY

9'3" x 7'9" (2.82m x 2.36m)  
Shower in cubicle, wash basin and low level w.c., fitted worktop with plumbing below and built-in storage cupboards along with tiled floor and walls.

FIRST FLOOR

LANDING

Built-in storage cupboard, PVCu sealed unit double glazed window and radiator.

BEDROOM 1

15' x 13' (4.57m x 3.96m)  
Fitted wardrobes and drawers, PVCu sealed unit double glazed window to two elevations and radiator.

BEDROOM 2

12'6" x 11'" (3.81m x 3.35m)  
Fitted wardrobe and drawers, PVCu sealed unit double glazed window and radiator.

BEDROOM 3

11'10" x 8'3" (3.61m x 2.51m)  
PVCu sealed unit double glazed window and radiator.

BATHROOM

9'2" x 8' (2.79m x 2.44m)  
Panelled bath with shower over, wash basin, built-in storage cupboard, PVCu sealed unit double glazed window and towel radiator.

SEPARATE W.C.

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

OUTSIDE

To the front of the property is a gravel driveway offering excellent off-street car parking facility along with a lawn with hedged boundary.

Directly to the rear of the property is a raised stone paved terrace which overlooks the whole of the rear garden, which is mainly laid to lawn but with trees and planting along with a further paved seating area.

GARAGE STORE

Electric door.

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](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.  
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