Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE

The Property Specialists

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87 Rowan Avenue, Beverley HU17 9UN

£295,000

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- Four bedrooms / Two bathrooms
- No onward chain
- Integral garage and parking
- Attractive Molescroft location
- Close to the major road network
- Council Tax Band: D
- EPC Rating: C

A generous sized family house situated in the Molescroft area of Beverley and offered to the market with no onward chain. Offering four good sized bedrooms, the master having an en-suite shower room, the property has an appealing layout with a through living dining room and further kitchen and utility room. With off street parking and integral garage the property also has a private garden to the rear. Viewing is highly recommended.

LOCATION
The property is located on the cul-de-sac that forms Rowan Avenue in Molescroft. Accessed from Grange Road the A1035 Beverley's northern bypass the property is in a convenient location to access the major road network.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
Composite front door with ornate glass panels and with further matching windows to either side are a fitting entrance to this wide hall with laminate flooring and stairs to the first floor accommodation.

LIVING ROOM
18'5" into bay x 11'0" (5.61m into bay x 3.35m)
A very well proportioned room with feature ornate white painted fireplace housing gas living flame fire with marble hearth. A continuation of the laminate flooring. Walk-in bay window to front elevation and wide archway through to dining room.

DINING ROOM
9'1" x 7'10" (2.77m x 2.39m)
Continuation of laminate flooring and patio doors opening out into the rear garden.

KITCHEN
12'9" x 8'7" (3.89m x 2.62m)
Wall and base storage units with laminate work surfaces and ceramic tiled splashbacks. Stainless steel one and a half bowl sink and drainer. Four ring gas hob with extractor over and integrated oven. Window overlooking the garden. Porcelain tiled floor which flows through into the utility room. Integral door into the garage.

UTILITY ROOM
Base storage units and laminate work surfaces to match those in the kitchen. Space and plumbing for washing machine, tumble dryer and dishwasher. Timber door with glass panel opening onto the rear garden and further window to side elevation.

CLOAKROOM
Two piece sanitary suite comprising back to the unit w.c. with concealed cistern and vanity hand wash basin. Porcelain tiled floor and window to the side elevation.

FIRST FLOOR

BEDROOM 1
13'4" x 11'2" (4.06m x 3.40m)
A well proportioned room with modern fitted wardrobes with gloss white fronts and matching bedside units.

EN-SUITE SHOWER ROOM
5'3" x 5'1" (1.60m x 1.55m)
Three piece sanitary suite comprising close coupled w.c., pedestal hand wash basin and shower cubicle. Partially tiled walls. Heated towel rail. Window to front elevation.

BEDROOM 2
14'3" x 8'8" (4.34m x 2.64m)
Window to front elevation. Built-in storage cupboard over stairs.

BEDROOM 3
9'7" x 8'3" (2.92m x 2.51m)
Window to rear elevation.

BEDROOM 4
8'9" x 7'9" (2.67m x 2.36m)
Window to rear elevation.

BATHROOM
Three piece sanitary suite comprising panelled bath with separate shower over and glass screen. Low level w.c. and pedestal hand wash basin. Partially tiled walls. Heated towel rail. Window to rear elevation.

OUTSIDE
The property is set back from the road with an area of open plan lawn to the front. A brick sett drive provides two parking spaces to the front of the property and leads up to the garage.

The rear garden is lawned with a patio area adjacent to the dining room and a further decked seating area to one corner at the rear of the garden. With a central lawn there are well stocked flower borders, a number of ornamental trees and shrubs which give a good level of privacy and a shed for storage.

GARAGE
17'3" x 8'7" (5.26m x 2.62m)
Up and over door from driveway and courtesy door providing access from the kitchen. Supplied with light and power. Wall mounted gas boiler and further storage cupboard under stairs.

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).

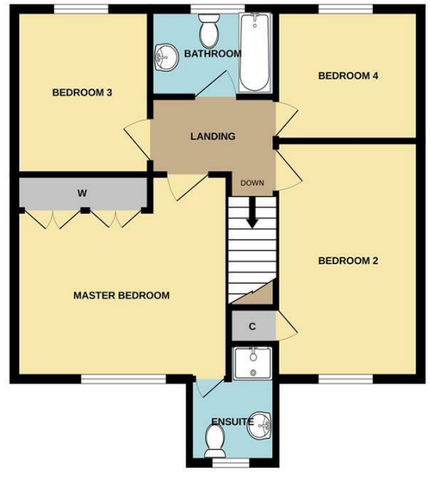
VIEWING
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

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

GROUND FLOOR

1ST FLOOR



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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