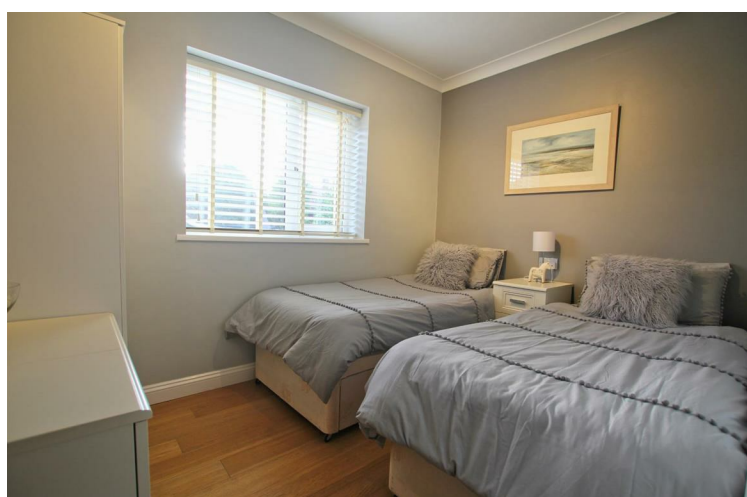
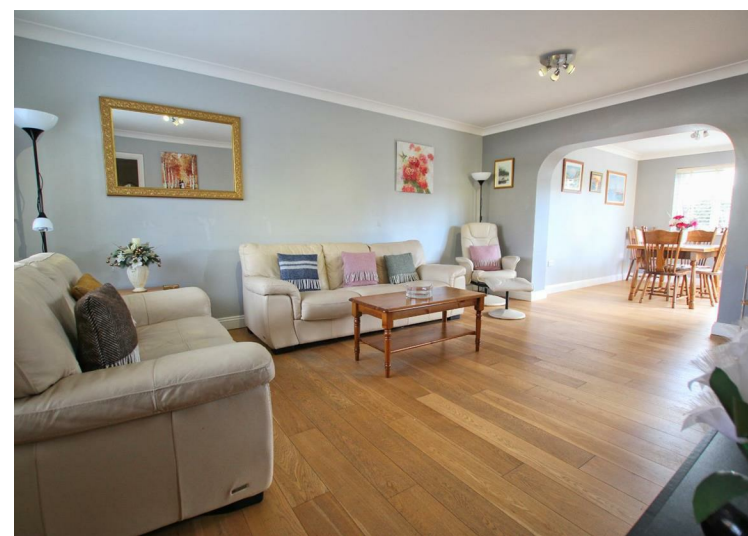




Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk

QUICK & CLARKE
The Property Specialists



14 Park Avenue, Beverley HU17 7AT
£475,000

- Virtual viewing available on request
- Outstanding detached bungalow
- More spacious than many detached houses
- Super off-street parking
- Lovely rear garden
- Level walk to town centre
- Underfloor heating
- Detached garage
- Excellent plot
- EPC: C

THE PROPERTY

Do not be deceived by what lies behind such a modest exterior. This incredible detached bungalow has been very thoughtfully extended and, at approximately 1,340 square feet, provides more spacious accommodation than many detached houses. The property offers extremely versatile accommodation all on one level, having four bedrooms with two reception rooms, well-appointed kitchen and utility, and stands in an outstanding location at the head of a cul-de-sac being only a level walk to Beverley town centre. An incredible opportunity that is rarely available and should not be missed.

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

ENTRANCE HALL

A covered exterior porch leads to a PVCu sealed unit double glazed entrance door, timber floor having underfloor heating, built-in storage cupboard and built-in cloaks cupboard.

LIVING ROOM

16'9" x 12'9" (5.11m x 3.89m)
Timber floor with underfloor heating, PVCu sealed unit double glazed window and open to;

DINING ROOM

10'8" x 8'8" (3.25m x 2.64m)
Timber floor with underfloor heating, sliding doors to rear garden and PVCu sealed unit double glazed window.

KITCHEN

14'9" x 9'0" maximum (4.50m x 2.74m maximum)
With an extensive range of modern base and eye level units having roll edge work surfaces, tiled floor with underfloor heating, and incorporating an electric oven with gas hob, integrated dishwasher and fridge freezer, 1 1/2 bowl single drainer sink unit, PVCu sealed unit double glazed window overlooking rear garden and door to outside.

UTILITY

6'4" x 5'6" (1.93m x 1.68m)
Fitted worktop with plumbing for automatic washing machine, built-in cupboard, tiled floor with underfloor heating, PVCu sealed unit double glazed entrance door.

MASTER BEDROOM

13'8" x 11'7" (4.17m x 3.53m)
Fitted wardrobes and dressing table, walk-in wardrobe, timber flooring with underfloor heating and PVCu sealed unit double glazed window.

EN-SUITE SHOWER ROOM

7'10" x 5'6" (2.39m x 1.68m)
Shower in cubicle with glass screen, vanity wash basin and low level WC, tiled floor with underfloor heating and PVCu sealed unit double glazed window.

BEDROOM 2

10'0" x 10'0" (3.05m x 3.05m)
Timber floor with underfloor heating and PVCu sealed unit double glazed window.

BEDROOM 3

13'6" x 7'10" (4.11m x 2.39m)
Timber floor with underfloor heating and PVCu sealed unit double glazed window.

BEDROOM 4

10'7" x 7'10" (3.25m x 2.39m)
Timber floor with underfloor heating and PVCu sealed unit double glazed window.

FAMILY BATHROOM

5'6" x 7'3" (1.68m x 2.21m)
Panelled bath, vanity wash basin and low level WC with built-in cupboards, tiled floor with underfloor heating and PVCu sealed unit double glazed window.

OUTSIDE

The property is approached via a large brick sett driveway offering excellent off-street car parking facility, with brick sett pathways leading to the rear good sized lawned garden having an attractive large stone paved seating terrace with ornamental pond.

GARAGE

19'3" x 9'3" (5.87m x 2.82m)
The property benefits from a detached brick and tile single garage which also incorporates a low level WC and wash basin. Up & over door with sliding side personnel access door, light and power laid on.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas underfloor heating system.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We believe the tenure of the property to be to be Freehold (to 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 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.

GROUND 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 the 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 operation or efficiency can be given. Made with MyPlan ©2020