



12 Rowan Avenue, Beverley HU17 9UN

£268,000

- 3 double bedrooms - 2 bathrooms
- No onward chain - vacant possession
- Integral garage with potential to convert to living space
- Modern oak fronted kitchen
- Modern family bathroom
- Rear conservatory
- Convenient for major road network
- EPC Rating: C
- Council Tax Band: D

Offered to the market with no onward chain, this attractive detached home is in 'move-in' condition. With the flexibility of having two reception rooms plus a conservatory to the ground floor, the property also has three good size bedrooms, the master bedroom having an en-suite shower room, and a recently fitted modern family bathroom. Well positioned on the plot with off-street parking to the front and integral garage (which offers the potential to extend the living space), the property also has a well tended garden to the rear with patio area, lawn, vegetable plot and shed. Viewing is highly recommended.

LOCATION

The property is located on the North-Eastern side of Beverley close to Grange Road, Beverley's Northern bypass. This convenient position provides ease of access onto the major transport links that connect Beverley with Hull and the East Coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

3'10" x 4'6" (1.17m x 1.37m)
Modern uPVC front door with stained glass panel.

LIVING ROOM

16'1" x 10'11" (4.90m x 3.33m)
A well proportioned living room with window to the front elevation and stairs with oak balustrade leading up to the first floor accommodation. A wide archway leads through into the dining room.

DINING ROOM

9'6" x 8'7" (2.90m x 2.62m)
Patio doors into the conservatory and door into the kitchen. Many neighbouring properties have knocked through the internal wall to create a larger open plan living/dining kitchen.

CONSERVATORY

10'3" x 9'2" (3.12m x 2.79m)
An attractive extension to the rear of the property with French doors leading out onto a patio area and laminate flooring.

KITCHEN

16'7" x 10'2" maximum (5.05m x 3.10m maximum)
An beautiful oak fronted kitchen with laminate work surfaces and ceramic tile splashbacks, four ring Neff stainless steel gas hob with extractor over, stainless steel one and a half bowl sink and drainer, integrated Neff oven, space and plumbing for washing machine, dishwasher and tumble dryer, windows to both rear and side aspects and uPVC glass panelled door opening onto the side of the property. Further storage cupboard under the stairs and internal door through into the garage. Oak style laminate flooring.

FIRST FLOOR

LANDING

Window to the side elevation and cupboard shelved out for storage.

BEDROOM 1

14'6" x 11'5" (4.42m x 3.48m)
Window to the rear elevaiton.

EN-SUITE

7'7" x 4'3" (2.31m x 1.30m)
Three piece sanitary suite comprising pedestal hand wash basin, close coupled w.c., corner shower enclosure, partially tiled walls, chrome heated towel rail and window to the rear elevation.

BEDROOM 2

10'1" x 10'10" (3.07m x 3.30m)
Built-in wardrobes with sliding mirrored fronts and window to the front elevation.

BEDROOM 3

10'1" x 9' (3.07m x 2.74m)
Window to the front elevation.

BATHROOM

7'8" x 5'2" (2.34m x 1.57m)
A modern bathroom with a three piece sanitary suite comprising close coupled w.c., vanity hand wash basin, panelled bath with shower attachment over, chrome heated towel rail, partially tiled walls and window to the side elevation.

OUTSIDE

The property is set back from the road with a shaped concrete drive providing ample parking for up to three cars. A wrought iron gate provides access down the side of the property to the rear garden.

GARAGE

18' x 7'11" (5.49m x 2.41m)
A very generously sized integral garage which has been used as a workshop by the current owner with up-and-over door. Supplied with light and power and currently with storage units to one wall there is a stainless steel one and a half bowl sink and drainer, hot and cold water and wall mounted Ideal Standard boiler.

NB: The garage was used as an internal room by a previous owner and has been converted back to its original purpose.

REAR GARDEN

The rear garden has a patio area adjacent to the conservatory which leads through a timber and wire gate to an area of lawn, vegetable plot and a large shed for storage.

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.



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.

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