



Quick & Clarke

PROPERTY SPECIALISTS

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31 Newman Avenue, Beverley HU17 7FB
Guide Price £280,000

- Stunning and beautifully styled modern house
- Southerly facing garden
- Off-street parking and garage
- Move-in condition
- Master bedroom with en-suite
- Molescroft Primary School catchment
- No onward chain
- Close to small park
- Council Tax Band: C
- EPC - B

A fabulously presented and beautifully laid out modern house situated in this much sought after area of Molescroft. Benefiting from a southerly facing garden, the property is beautifully styled and in move-in condition. Offered for sale with no onward chain, the house also has master bedroom with en-suite, off street parking and garage. Viewing is highly recommended.

LOCATION
The property is located on Newman Avenue which forms a crescent leading off from the north side of Woodhall Way in the Molescroft area of Beverley.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY
4'6 x 5' (1.37m x 1.52m)
A composite front door and beautiful oak flooring.

DOWNSTAIRS CLOAKROOM
3'2 x 5'1 (0.97m x 1.55m)
Two piece sanitary suite comprising close coupled WC and wall hung hand wash basin with ceramic tiled splashback, a continuation of the oak flooring.

LIVING ROOM
15' x 12' (4.57m x 3.66m)
An attractively proportioned room with a continuation of the oak flooring which runs throughout the ground floor of this property. Bay window to the front elevation and large storage cupboard under stairs.

INNER LOBBY
Stairs to the first floor accommodation.

DINING KITCHEN
15'5 x 10'11 (4.70m x 3.33m)
A beautiful kitchen with a generous range of wall and base storage units with white fronts, contrasting butchers block style laminate worksurfaces and ceramic tiled splashbacks. Stainless steel sink and drainer, four ring stainless steel gas hob with extractor over. Integrated oven, dishwasher, fridge freezer and washing machine. French doors opening onto the southerly facing rear garden.

FIRST FLOOR

LANDING

MASTER BEDROOM
10'8 x 9'5 (3.25m x 2.87m)
Two windows to the rear elevation and modern built-in wardrobes with sliding mirrored fronts.

EN-SUITE SHOWER ROOM
6'10 x 4'6 (2.08m x 1.37m)
Three piece sanitary suite comprising pedestal hand wash basin, close coupled WC and double shower enclosure. Oak style laminate flooring, ceramic tiled splashbacks and window to the side elevation.

BEDROOM 2
10'10 x 8' (3.30m x 2.44m)
Window to the front elevation, modern fitted wardrobes with sliding mirrored fronts.

BEDROOM 3
7'2 x 7'7 (2.18m x 2.31m)
Window to the front elevation.

BATHROOM
7'1 x 5'10 (2.16m x 1.78m)
Modern three piece sanitary suite comprising pedestal hand wash basin, close coupled WC and panelled bath. Ceramic tiled splashbacks, inset mirror encompassing half of one wall, laminate flooring and window to the side elevation.

OUTSIDE
The property is set back from Newman Avenue with an area of easy to maintain garden to the front of the property. A tarmac drive leads to the single garage which is set slightly back from the front of the property and provides parking for one car, with a generous amount of further parking immediately in front of the property. The single garage is supplied with light and power and has up & over door.

The rear garden is southerly facing with a patio area adjacent to the rear of the house. Beyond the patio is an area of lawn and to the rear there is a further seating area under a pergola. The garden is supplied with power and has the benefit of not being overlooked directly from behind.

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 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.



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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