





The Property Specialists

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4 Hawthorne Garth, Beverley HU17 9US
No onward chain £217,500

- Incredibly well presented house
- Altered to provide 2 reception rooms
- 2 spacious double bedrooms
- Well presented kitchen
- Contemporary bathroom
- Off-street car parking
- Low maintenance landscaped garden
- EPC Rating; D
- Council Tax Band: B

An absolutely stunning two bedroom semi-detached house, which has been redesigned at ground floor level to provide separate living and dining rooms along with well appointed kitchen.

The first floor bedrooms are both double in size and the contemporary bathroom is in keeping with the whole of the house.

The rear garden has been beautifully landscaped with paved paths along with a raised decking seating area, artificial turf and planting beds.

This really is a stunning property, the quality of which is rarely available on the open market.

LOCATION

The property is located on Hawthorne Garth, which is accessed off Lilac Avenue via Rowan Avenue and lies just off the A164 (Beverley's Northern bypass).

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 HALL

4'11" x 3'10" (1.50m x 1.17m)
Modern composite front door with glass panel, oak style laminate flooring and attractive contemporary styled oak internal door.

LIVING ROOM

11'2" x 11'9" (3.40m x 3.58m)
A very well proportioned room with a uPVC walk-in bay window to the front elevation and an electric stove set in the fireplace with an oak mantle and mounting for a television above, storage cupboard under the stairs, double radiator and double glass panelled oak doors opening into the dining room.

DINING ROOM

8'6" x 7'9" (2.59m x 2.36m)
Oak style laminate flooring, radiator and stairs to the first floor accommodation.

KITCHEN

11'9" x 7'6" (3.58m x 2.29m)
A very attractive feature of this property and with a Southerly aspect overlooking the garden. The modern kitchen has a good range of wall and base storage units with butcher's block laminate work surfaces and attractive ceramic tile splashbacks, four ring induction hob with extractor over, stainless steel sink and drainer, integrated oven, combi-microwave, fridge, freezer, space and plumbing for washing machine and tumble dryer and a uPVC glass panelled door with a window to one side.

FIRST FLOOR

LANDING

BEDROOM 1

11' x 11'10" (3.35m x 3.61m)
PVCu sealed unit double glazed window and radiator, and a cupboard housing the hot water tank.

BEDROOM 2

11'10" x 9'7" (3.61m x 2.92m)
PVCu sealed unit double glazed window and radiator.

BATHROOM

6'5" x 5'6" (1.96m x 1.68m)
Attractive marble effect tiled walls and floor, PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE

The property is set back from the road with a part brick sett and part gravelled drive which provides parking for at least two cars. Double timber gates to the side of the property could allow extension of the parking to the rear.

The rear garden has been landscaped for ease of maintenance with a stone flagged patio area immediately adjacent to the rear of the house. Having an ideal South facing aspect, an artificial lawn has been laid over the garden and there is an attractive raised decked seating area to the rear and large ornamental tree. There is also a timber 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 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 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



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 errors, 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 Metropix 120022