








Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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38 Conington Avenue, Beverley HU17 0JF

£175,000

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- Spacious terrace house
- Almost 800 square feet
- 2 reception rooms
- Kitchen extension to rear
- 3 bedrooms
- Gardens to front and rear
- Opportunity for rear vehicular access
- Great potential for family home
- Ideal investment opportunity
- EPC Rating: D. Council Tax Band: B

A spacious, traditional three bedroom terraced property with huge potential to provide a super family home or investment opportunity. Having two receptions and kitchen at ground floor level, with three bedrooms at first floor and family bathroom. The property is further enhanced by the opportunity to create rear vehicular access subject to any necessary consents.

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

GROUND FLOOR

ENTRANCE HALL
PVCu sealed unit double glazed door, staircase to first floor and radiator.

LIVING ROOM
12'4" x 12' (3.76m x 3.66m)
Ornamental fireplace, picture rail, PVCu sealed unit double glazed bay window and radiator.

DINING ROOM
15'6" x 10'2" (4.72m x 3.10m)
Built-in fireside cupboard, understairs storage cupboard, PVCu sealed unit double glazed window and radiator.

KITCHEN
13'5" x 6'6" (4.09m x 1.98m)
Base and eye level units with roll edge work surfaces incorporating a gas hob, one and a half bowl single drainer sink unit, PVCu sealed unit double glazed windows to two elevations and door to outside.

FIRST FLOOR

LANDING

BEDROOM 1
11'9" x 9'9" (3.58m x 2.97m)
Fitted cupboards, PVCu sealed unit double glazed window and radiator.

BEDROOM 2
10'2" x 9'7" (3.10m x 2.92m)
Fitted cupboards, PVCu sealed unit double glazed window and radiator.

BEDROOM 3
7' x 5'6" (2.13m x 1.68m)
PVCu sealed unit double glazed window and radiator.

BATHROOM
6'5" x 5'5" (1.96m x 1.65m)
Panelled bath with shower over, wash basin and low level w.c., PVCu sealed unit double glazed window and radiator.

OUTSIDE
To the front of the property is a forecourt garden with planting, whilst at the rear is an enclosed garden area with hardstanding and potential vehicular access.

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.

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.

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

