



Quick & Clarke

PROPERTY SPECIALISTS

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79 Jobson Avenue, Beverley HU17 8WP
£235,000

- Superb Modern Home with a New-Build Feel
- Two double bedrooms
- Superb location
- Catchment for Beverley Grammar and the High School
- Directly opposite small park
- High specification
- Balance of the NHBC Warranty (approx. 6 yrs)
- EPC Rating: B
- Council Tax Band: B

Constructed in 2022 by the highly regarded local developer Beal Homes, this superb modern mid-terrace still retains the feel of a new-build property. Occupying a fantastic position opposite amenity land and a small children’s park, the house sits within a select development situated just to the south of Beverley Westwood Pastures.

The attractive layout provides a real sense of space, and the home is beautifully presented throughout, boasting two double bedrooms along with high specifications to both the family bathroom and downstairs cloakroom. Complete with a stylish breakfast kitchen and two dedicated parking spaces, viewing is highly recommended.

LOCATION

Jobson Avenue was built between 2022 and 2024 by Beal Homes, situated off Poplars Way on the south-western side of Beverley. Located just off Victoria Road—the main thoroughfare into the town centre—the property occupies a peaceful position just south of Westwood Pastures to which there is a direct footpath positioned close by which is a key feature of the property's location. Falling within the catchment area for both Beverley Grammar School and Beverley High School, the home offers convenient access to the town centre and the broad array of amenities available on the south side of this popular market town.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Modern composite front door with two glazed panels and stairs to the first floor accommodation.

LIVING ROOM

12'0" x 12'0" (3.66m x 3.66m)
A well proportioned room with window to front elevation.

DINING KITCHEN

12'0" x 9'2" (3.66m x 2.79m)
Situating to the rear of the house and with bi-fold doors opening out onto the rear garden the kitchen offers a good range of wall and base storage units with laminate work surfaces and attractive ceramic tiled splashbacks. One and a half bowl composite sink and drainer, four ring gas hob with extractor over, integrated oven, fridge freezer, washing machine and modern gas boiler concealed in wall unit. Porcelain tiled floor which flows through into the downstairs cloakroom.

CLOAKROOM

With two piece sanitary suite comprising back to the wall w.c. and wall hung hand wash basin. Tiled splashbacks and window to the rear elevation.

FIRST FLOOR

BEDROOM 1

12'0" x 10'3" (3.66m x 3.12m)
Window to front elevation and double built-in wardrobe.

BEDROOM 2

10'10" x 8'2" (3.30m x 2.49m)
Window to rear elevation.

BATHROOM

6'10" x 6'7" (2.08m x 2.01m)
Attractive three piece sanitary suite comprising panelled bath with separate thermostatic shower valve over and glass screen, back to the wall w.c. and wall hung hand wash basin. Heated towel rail, porcelain tiled floor and partially tiled walls. Window to rear elevation.

OUTSIDE

The property has a block sett drive to the front with ample parking for two cars. There are also two outdoor sockets at the front of the property.

The rear garden is largely lawned with a patio area adjacent to the rear of the house and has a fenced perimeter and a gate to the rear which provides access onto a passageway leading back onto Jobson Avenue.

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 the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be

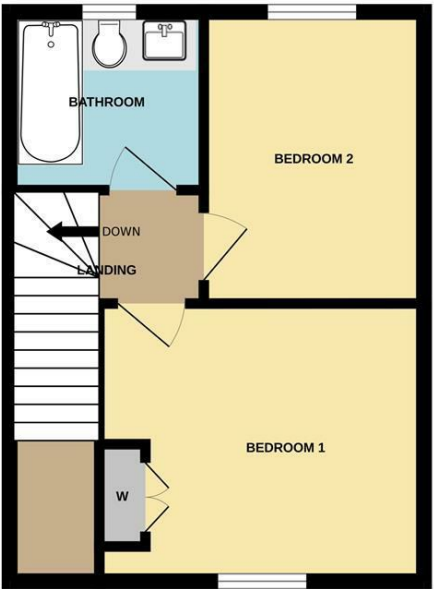
able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

GROUND FLOOR



1ST 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 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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