



41 Normandy Avenue, Beverley HU17 8PF
£260,000

- Incredible, vastly extended, family home
- Approximately 1,350 square feet
- Larger than many four bed detached houses
- Huge multi-functional living room
- Well-appointed kitchen
- Substantial master bedroom and en-suite
- Two further bedrooms
- Useful attic space
- Off-street car parking to front and garden
- EPC Rating: C. Council Tax Band: C

You will be absolutely amazed at the incredible space this unassuming property offers.

A sympathetic and substantial extension to the side and rear creates approximately 1,350 square feet of living space, which is much larger than many four bedroom detached houses on the market today.

The lounge is extremely spacious and multi-functional with large glass doors overlooking the rear garden, whilst the breakfast kitchen is well appointed and offers flexible living space. The property has also been further enhanced by the addition of a ground floor cloakroom and fitted cloaks cupboard in the entrance hall.

At first floor level the master bedroom is simply huge and benefits from an en-suite shower room. There are two further good sized bedrooms and a modern family bathroom. There is also a fixed staircase to the attic which offers further extremely useful space.

To the front of the property is a substantial brick sett forecourt offering excellent off-street car parking, along with a rear paved seating area having lawned garden beyond which benefits from a south easterly orientation.

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

Sliding door cloaks cupboard, timber effect floor, PVCu sealed unit double glazed door, staircase to first floor and radiator.

CLOAKROOM

Low level w.c., wash basin, PVCu sealed unit double glazed window and radiator.

LIVING/DINING ROOM

20' x 18'8" (6.10m x 5.69m)
Glazed doors to the rear elevation and feature exposed brick walling, two radiators and door to garden.

KITCHEN

14'4" x 9'10" (4.37m x 3.00m)
A recently fitted contemporary kitchen with base, eye level and full height units incorporating an electric double oven, fridge freezer and four ring gas hob, along with plumbing for automatic washing machine and one and a half bowl single drainer sink unit. Timber effect floor, PVCu sealed unit double glazed window and understairs storage cupboard with radiator.

FIRST FLOOR

LANDING

Fixed staircase to the attic.

MASTER BEDROOM

9'10" x 14'3" (3.00m x 4.34m)
PVCu sealed unit double glazed dormer windows and radiator.

EN-SUITE

6' x 5'6" (1.83m x 1.68m)
Shower in corner cubicle, wash basin and low level w.c., PVCu sealed unit double glazed window and radiator.

BEDROOM 2

10' x 7'5" (3.05m x 2.26m)
Fitted wardrobe, PVCu sealed unit double glazed window and radiator.

BEDROOM 3

12'7" x 6'7" (3.84m x 2.01m)
PVCu sealed unit double glazed window and radiator.

BATHROOM

Modern suite comprising panelled bath with electric shower over, wash basin, low level w.c. and chrome towel radiator.

ATTIC

20'3" x 7'4" (6.17m x 2.24m)
Two sealed unit double glazed skylights with eaves cupboards and radiator. Potential buyers should note that there is no Building Regulations approval in place for the attic space.

OUTSIDE

The front of the property has been brick sett offering excellent off-street car parking facility. At the rear of the house is a paved seating area beyond which lies the lawned garden.

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 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



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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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.