



# Quick & Clarke

PROPERTY SPECIALISTS

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**23 Greenwood Avenue, Beverley HU17 0HB**  
**£199,950**



- Beautiful three bed family house
- Extended dining kitchen plus sun room
- Modern four piece bathroom
- Three generous sized bedrooms
- Convenient for local amenities
- Easy to maintain gardens
- Council Tax Band: A
- EPC Rating: C

Recently updated to an exceptional standard, this superb family home is presented in true move-in condition. The heart of the house is the large, extended modern dining kitchen, which is complemented by a bright sun room that currently serves as a versatile sitting room and home office space. The living room features a newly fitted wood-burning stove, providing a cosy focal point, while the three generously sized bedrooms ensure ample space for a growing family.

The property further benefits from a stylish four-piece bathroom and is situated in a convenient position for easy access to local amenities. Outside, the home offers landscaped gardens and a brick-sett driveway to the front. Combining modern comfort with practical living, this property is finished to a high standard throughout, and an early viewing is highly recommended.

LOCATION

The property is located on the eastern side of Greenwood Avenue close to its junction with Coltman Avenue and next door to Greenwood Avenue GP surgery. Situated very close to the local amenities on Coltman Avenue the property also provides ease of access to the railway station and Flemingate which lies just 10 minutes' walk away (0.5 miles).

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

uPVC front door. Stairs to first floor accommodation and timber glass panelled door opening into the living room.

LIVING ROOM

14'0" x 12'9" (4.27m x 3.89m)  
A beautiful room with a recently fitted wood burning stove set into fireplace with oak mantle above. Alcoves to either side of the chimney breast and bowed uPVC window to front elevation.

DINING KITCHEN

19'5" x 10'9" (5.92m x 3.28m)  
The true heart of this house is the large extended dining kitchen which offers a generous range of wall and base storage units with white fronts and granite style laminate work surfaces. Ceramic tiled splashbacks. Four ring stainless steel gas hob with matching canopy extractor over, stainless steel inset one and a half bowl sink and drainer, integrated double oven, fridge, freezer, washing machine and tumble dryer. uPVC door to the side of the property and French doors opening into the conservatory. Further storage cupboard under the stairs.

INNER LOBBY

With a tiled floor which runs through into the bathroom and area for the storage of coats.

BATHROOM

16'7" x 6'0" (5.05m x 1.83m)  
Also benefitting from the extension to the rear of the property and with a modern four piece sanitary suite comprising close coupled w.c., vanity hand wash basin, corner shower enclosure and panelled bath. Fully tiled walls and floor. Window to rear elevation.

SUN ROOM

15'8" x 9'4" (4.78m x 2.84m)  
A superb extension to the rear of the property and allowing flexibility of use, currently used as a further sitting room and to the corner a home office. Oak style laminate flooring. French doors onto the garden and mounting on the wall for television.

FIRST FLOOR

LANDING

Window to the side elevation and access to the loft.

BEDROOM 1

16'8" x 9'8" (5.08m x 2.95m)  
Two windows to the front elevation.

BEDROOM 2

8'11" x 11'10" (2.72m x 3.61m)  
Window to rear elevation.

BEDROOM 3

8'5" x 7'11" (2.57m x 2.41m)  
Window to rear elevation.

OUTSIDE

The property is set back from the road with a dwarf wall with attractive wrought iron railings, matching double vehicular gate provides access onto a brick sett driveway.

The garden has a central lawn which is surrounded by flower borders and the driveway could continue down the side of the property but there is currently a timber gate.

The rear garden has been landscaped with a wide brick sett patio area which covers almost half the garden with the other half largely lawned. There is also a 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 uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

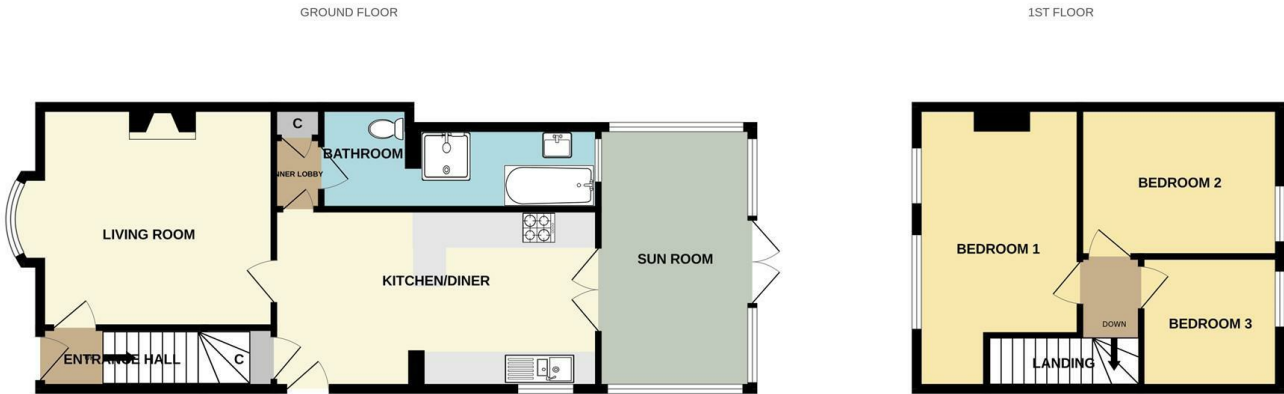
VIEWING

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](mailto: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.