





The Property Specialists

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23 Park Avenue, Beverley HU17 7AT
£295,000

- Light and spacious bungalow
- Short walk to town centre
- Off-street car parking
- 3 bedrooms
- Modern shower room
- Gardens to front and rear
- Outstanding location
- EPC Rating: C
- Council Tax Band: C

A wonderfully well presented, light and spacious three bedroomed bungalow, located only a short walk from the extensive amenities within the centre of the historic market town of Beverley but also benefitting from attractive gardens and private car parking.

The property has been the subject of a number of modernisation and improvement works and offers three bedrooms along with living room, kitchen, conservatory and modern shower room. Bungalows of this quality are extremely scarce on the market and being so close to the town centre makes this an outstanding purchase.

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 window and radiator.

LIVING ROOM

11'8" x 11'6" (3.56m x 3.51m)
PVCu sealed unit double glazed bow bay window, three radiators and down lighters.

KITCHEN

12' x 8'8" (3.66m x 2.64m)
Base and eye level units with stainless steel work surfaces and breakfast bar, stainless steel single drainer sink unit, tile effect flooring, walk-in pantry with plumbing for automatic washing machine and PVCu sealed unit double glazed window.

BEDROOM 1

11'7" x 10' (3.53m x 3.05m)
PVCu sealed unit double glazed French doors to conservatory and radiator.

CONSERVATORY

10'9" x 9'3" (3.28m x 2.82m)
Of PVCu sealed unit double glazed and brick construction with double radiator and French doors to rear garden.

BEDROOM 2

10' x 8'2" (3.05m x 2.49m)
Fitted cupboard housing gas fired central heating boiler, down lighters, PVCu sealed unit double glazed window and radiator.

BEDROOM 3

11'2" x 5'7" (3.40m x 1.70m)
PVCu sealed unit double glazed windows to two elevations and radiator.

SHOWER ROOM

Modern shower room comprising monsoon shower with glazed screen, pedestal wash basin and low level w.c., down lighters, PVCu sealed unit double glazed window and towel radiator.

OUTSIDE

To the front of the property is a lawned garden with gravel border and concrete driveway offering excellent off-street car parking facility.

To the rear of the bungalow is a well proportioned garden with a central lawn and flower beds offering a variety of seating areas and a timber garden shed.

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



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.

While 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. Made with floorplan 10/20/06