



**10 Dogrose Avenue, Beverley HU17 0XN**  
**Guide Price £360,000**



- Four double bedrooms/two bathrooms
- Highly specified modern house
- Southerly facing garden
- Off street parking and garage
- Attractively presented throughout
- EPC Rating: B
- Council Tax Band: E

Boasting a very attractive layout that offers both spacious and flexible accommodation this property will have very wide appeal. With four double bedrooms and a modern open plan living/dining kitchen overlooking the southerly facing garden, the property makes the most of its attractive aspect. Having only been constructed two years ago, the property benefits from modern kitchen and bathrooms and all the enhancements and features of the first owner has bestowed on it.

To the ground floor is an attractive entrance hall, downstairs cloakroom, well proportioned sitting room to the front of the property and to the rear a superb open plan living/dining kitchen. To the first floor are three double bedrooms and a house bathroom with the master bedroom suite being at second floor level.

Outside there is a southerly facing rear garden, off street parking and garage.

LOCATION

Dogrose Avenue lies on the south side of Beverley close to the A164, Beverley's southern by-pass. Accessed via Peter's Way the property is attractively positioned with a southerly facing garden to the rear.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

14'6" x 4'7" (4.42m x 1.40m)  
With modern composite front door, laminate flooring and stairs to the first floor accommodation.

SITTING ROOM

14'6" x 10'7" reducing to 9'7" (4.42m x 3.23m reducing to 2.92m)  
A well proportioned sitting room, which is dual aspect, with walk-in bay window to front elevation and further window to side elevation.

DOWNSTAIRS CLOAKROOM

6'3" x 4'9" (1.91m x 1.45m)  
With a two piece sanitary suite comprising close coupled w.c., pedestal hand wash basin, laminate flooring and window to front elevation.

OPEN PLAN LIVING/DINING KITCHEN

12'4" x 19'6" (3.76m x 5.94m)  
A fabulous room, greatly benefitting from the southerly aspect and with bi-fold doors leading out onto the rear garden. The modern kitchen offers a good range of wall and base storage units with stylish dark grey fronts and contrasting butcher's block style laminate work surfaces. Stainless steel one and a half bowl sink and drainer, 5 ring stainless steel gas hob with extractor over, integrated oven, grill, dishwasher and fridge/freezer. Boiler concealed in wall cabinet. Laminate flooring and storage cupboard under stairs.

FIRST FLOOR

BEDROOM 2

16'1" x 10'10" maximum (4.90m x 3.30m maximum)  
Window to rear elevation.

BEDROOM 3

13'3" reducing to 11' x 10'10" (4.04m reducing to 3.35m x 3.30m)  
Dual aspect windows to front and side of the property.

BEDROOM 4

9'7" x 8'5" (2.92m x 2.57m)  
Window to rear elevation.

BATHROOM

8'4" x 6'4" (2.54m x 1.93m)  
With a three piece sanitary suite comprising panelled bath with glass screen and shower over, close coupled w.c. and pedestal hand wash basin. Window to front elevation. Partially tiled walls.

LANDING

With storage cupboard.

SECOND FLOOR

MASTER BEDROOM

14'2" x 17' reducing to 12'6" (4.32m x 5.18m reducing to 3.81m)  
A fabulous room with dormer window to front elevation and fitted wardrobes.

EN SUITE SHOWER ROOM

7'4" x 6'9" (2.24m x 2.06m)  
With a three piece sanitary suite comprising shower cubicle, close coupled w.c., pedestal hand wash basin and Velux roof light.

OUTSIDE

The property is set back from the road with a small area of lawn to the front of the house. A tarmac drive leads down the side of the property and provides ample parking for two cars and leads up to the garage. The garage has up and over door and supplied with light and power with rear courtesy door.

The rear garden is southerly facing which is a real benefit to the property as it enhances the aspect of the living/dining kitchen. With a fenced boundary, there is a gate that provides access onto the driveway,

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)



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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.