

Dee Atkinson & Harrison

Approximate total area*
504.18 ft²
46.84 m²

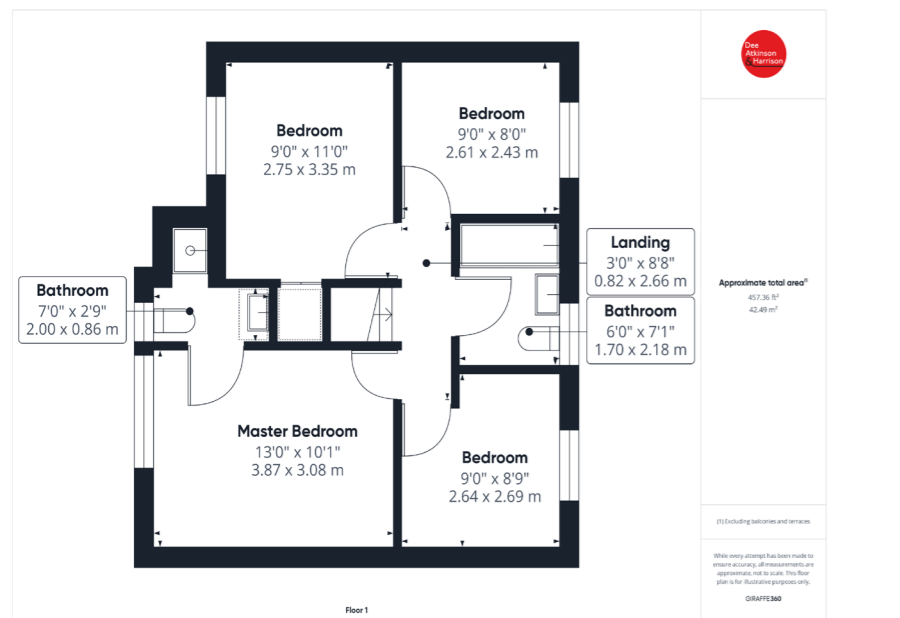
Reduced headroom
0.65 ft²
0.06 m²

(*) Excluding balconies and terraces

Reduced headroom (below 2m/6'6")

While every attempt has been made to ensure accuracy, all measurements are approximate and to scale. This floor plan is for illustrative purposes only.

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Approximate total area*
457.36 ft²
42.49 m²

(*) Excluding balconies and terraces

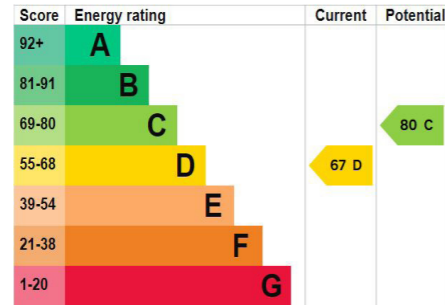
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£290,000

50 Rowan Avenue,
Beverley



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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DESCRIPTION

A well presented and proportioned 4 bedroom detached house on this highly regarded residential development on the north side of Beverley. With a good sized garden that may offer the chance to extend (subject to necessary permissions) it provides excellent, modern family accommodation that is sure to appeal to a range of purchasers.

With gas central heating and uPVC double glazing the accommodation in full comprises: Entrance Hall, through Living Room, Dining Room with archway opening on to a modern Fitted Kitchen with fitted dishwasher, oven and hob, a Utility Room and WC Cloaks. To the first floor are a Master Bedroom with En Suite Shower Room, 3 further Bedrooms and a House Bathroom. There are gardens to the front of the property and a long driveway leads to a detached brick built garage with up and over door. There are further good sized, largely lawned gardens to the rear with fencing, hedging and walls to perimeters.

This is a really lovely home with potential for further improvement and an early internal inspection is highly recommended.

Please see our 360 degree tour for full details of what each room offers: <https://tour.giraffe360.com/f69c737ff34f41d3b910be274c527bf2/>

Accommodation

Entrance Hall
Through Living Room
Dining Room
Modern Fitted Kitchen
Utility Room
WC Cloaks
Landing
Master Bedroom
3 Further Bedrooms
House Bathroom
Front Gardens
Rear Gardens
Driveway
Detached Garage

50 Rowan Avenue, Beverley, HU17 9UN

HEATING AND INSULATION

The property has a gas-fired central heating system and uPVC double glazing.

SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'E' (verbal enquiry only).

TENURE

Freehold. Vacant possession upon completion.

VIEWINGS

Strictly by appointment with the agent's Beverley office. Tel: (01482) 866844.

