



£499,500

42 Newman Avenue,
Beverley

HEATING AND INSULATION
The property has gas-fired central heating and uPVC double glazing.

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

SERVICE CHARGE
£163.21 payable per annum.

TENURE
Freehold. Vacant possession upon completion.

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 'F' (verbal enquiry only).

VIEWINGS
Strictly by appointment with the agent's Beverley office.



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42 Newman Avenue, Beverley, HU17 7FB

A 4 bedroom executive style detached house with over 1,500 sq ft of internal space on this sought after development in the Molescroft area of Beverley. The well presented property has a large dining kitchen, attractive living room and study while to the first floor is a generously proportioned master bedroom with en suite and three further double bedrooms. A private rear garden and double garage complete this appealing family property. The house forms part of a modern development and was completed in 2014. It sits a little higher than the road in front of it giving the bay window at the front of the kitchen an elevated position. In brief the accommodation comprises: a spacious Entrance Hall, WC Cloaks, attractive Living Room with windows to three aspects including a bay window to one and French windows onto the garden. There is a spacious Dining Kitchen with a modern suite in white including a range of appliances, an island, bay window to the front and French windows to the garden. A Utility Room and good sized Study complete the ground floor accommodation. To the first floor there is a Landing, Master Bedroom with windows to two aspects and fitted wardrobes, and an En Suite Shower Room. There are three further Double Bedrooms and a house Bathroom with separate shower unit. There is a broad herbaceous border at the front of the property separating it from the path and to the rear of the house is a largely walled garden with an area of lawn, ornamental gravel and patio. The garden is westerly facing and considerably private given its situation on a modern development. The attractive garden combined with two sets of French windows opening onto it offer great entertaining potential for the warmer months. At the rear of the garden there is a double driveway leading to a double garage with a gate to the rear garden.

A really lovely executive style family property of good proportions and an early viewing is highly recommended.



LOCATION

The property lies on the north western side of Beverley in the Molescroft area. It is therefore well situated to take advantage of the full range of shops and amenities available within Beverley. The location also offers good access to the A1079 providing links with Hull, York and the wider road network.

ACCOMMODATION

Entrance Hall - a spacious entrance hall with built in cupboard.

WC Cloaks

Living Room - a spacious and light room with windows to three aspects including a bay window and French windows to the garden.

Study - a good sized study with a window to the front aspect.

Dining Kitchen - a spacious and attractively fitted dining kitchen with an extensive range of modern units including an island, integral dishwasher, double oven, gas hob, fridge and freezer. There is a quartz style worktop and attractive tiled floor. French windows open onto the garden and there is a bay window to the front where the property's elevated position from the road means privacy is protected. The two windows ensure a considerable degree of light.

Utility Room - with door to the garden.

First Floor Landing

Master Bedroom - a spacious room with windows to two aspects and fitted wardrobes.

En Suite Shower Room - a modern suite in white and a larger shower unit.

Bedroom 2 - a double bedroom with windows to two aspects, fitted wardrobes and a built in cupboard.

Bedroom 3 - a double bedroom with fitted wardrobes.

Bedroom 4 - a double bedroom.

House Bathroom - a four piece suite in white with separate shower unit.

OUTSIDE

Front - there is a wide herbaceous border to the front of the house separating it from the pathway.

Rear Garden - to the rear of the house is a westerly facing garden that is quite private in nature for a property on a modern development. It is largely bordered by a brick wall with some timber fencing. A gate leads to the driveway and a further gate leads to the front of the property. The rear garden is lawned with a paved patio and ornamental gravel.

Driveway - there is a driveway behind the garden leading to the garage.

Garage - a detached brick built double garage with a pitched roof, twin up and over doors, mains lighting and power sockets.

