



£325,000

3 Park Avenue,  
Beverley

#### HEATING & INSULATION

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

#### SERVICES

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

#### TENURE

The property is held under freehold title. 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 'C'.

#### VIEWING

Strictly by appointment with the sole agent's Beverley office on (01482) 866844.



12 Market Place, Beverley | 01482 866844 | [www.dee-atkinson-harrison.co.uk](http://www.dee-atkinson-harrison.co.uk)

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## 3 Park Avenue, Beverley, HU17 7AT

### DESCRIPTION

A traditional style three bedroom mid town house located on a cul de sac superbly located for access to Beverley town centre. The well presented accommodation will suit a range of purchasers from families to downsizers and early viewings are highly recommended.

The bay fronted property has accommodation laid out over two floors. The ground floor offers an Entrance Hall, a Living Room with an archway connecting to a Dining Room which has French windows opening onto the garden, an attractively fitted Kitchen with a range of modern units, rear Entrance Hall and a ground floor Bathroom. To the first floor are 2 Double Bedrooms, one with a bay window, a Single Bedroom and a Shower Room. The shower room as well as the bathroom will be of particular interest to a number of purchasers and if the ground floor bathroom wasn't important to a purchaser the space may provide an opportunity for separate utility room or other use. There is a small garden to the front of the property which other similar properties have turned into off street parking (subject to necessary permissions) and further gardens to the rear which are of good size given the proximity to the town centre. Gas central heating and extensive uPVC double glazing.

The current owners have outgrown the house and so are reluctantly moving. The house is in good condition but may offer some opportunity for reconfiguration or even extension (subject to necessary permissions). An early internal inspection is highly recommended but our 360 degree tour will provide an excellent overview in the first instance.



### LOCATION

Park Avenue is the first turning left off Manor Road as you head away from Beverley town centre. It is a cul de sac with a mixture of bungalows and town houses. Its proximity to the town centre as well as the highly regarded St Mary's Primary school will be very appealing for many. Obviously the extensive range of shops and amenities Beverley offers are within easy reach but routes out of Beverley via nearby York Road and the A1035 are also easily accessible.

### ACCOMMODATION

Entrance Hall - stairs to first floor.

Living Room - with bay window to the front and archway to...

Dining Room - a spacious room with French windows to the rear garden.

Kitchen - a modern fitted kitchen with a range of base and wall mounted units with a fitted hob, electric oven and integral fitted freezer.

Rear Entrance Hall - plumbing for automatic washing machine.

Bathroom - with a 3 piece modern white suite including a shower over the bath.

First Floor Landing

Bedroom 1 - a double bedroom with bay window to front.

Bedroom 2 - a double bedroom with fitted wardrobes.

Bedroom 3 - a single bedroom.

Shower Room - a three piece modern white suite.

### OUTSIDE

There is small garden to the front of the property. Many similar properties on the street have used this for off street parking after getting permission for and dropping the kerb. There is permit parking in various bays along the street. To the rear of the property are largely lawned gardens with a paved patio area, beds and borders and timber fencing to the rear.

