

staniford
grays



64 Normandy Avenue, Beverley, HU17 8PE

£250,000





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Beverley, HU17 8PE

- OFF STREET PARKING FOR MULTIPLE VEHICLES
- FULL UPVC DOUBLE GLAZING
- CLOSE TO MORRISONS SUPERMARKET
- OPEN HOUSE 22ND NOVEMBER 11AM TILL 1PM
- BEAUTIFUL MATURE REAR GARDEN
- THREE BEDROOMS
- NO ONWARD CHAIN

Why not come and see me on 22nd November for an open house viewing from 11am till 1pm. No Appointment necessary . just come along and see Sue who will show you around this lovely home .

Charming Three Bedroom Bungalow with Beautiful Mature Garden in Prime Beverley Location

Located on popular Normandy Avenue, just a short walk from Morrisons and excellent local amenities, this beautifully presented three bedroom semi detached bungalow is ideal for those looking to downsize without compromise.

Thoughtfully upgraded throughout (with the exception of the bathroom), the property offers comfortable, single level living with two well proportioned double bedrooms and a versatile third bedroom that works perfectly as a study, hobby room or guest space. The open plan dining room flows effortlessly into the lounge, where sliding patio doors lead out to a generous, mature rear garden, a truly peaceful retreat with two patios, established planting and a lovely sense of privacy.

The kitchen enjoys delightful views over the garden, adding to the home's relaxing feel. A spacious driveway provides off street parking for multiple vehicles, complemented by a good sized garage and garden shed.

Normandy Avenue is a quiet, established street just off Victoria Road, offering easy access to Beverley town centre, local shops, bus routes, and green spaces. This is a



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ACCOMMODATION COMPRISES

ENTRANCE HALL 10'4" x 2'11" (3.16m x 0.90m)
uPVC double glazed entrance door with privacy glass panels, carpeted floor and a pendant light fitting.

BATHROOM 7'1" x 5'4" (2.18m x 1.65m)
Wood door with brass handles, vinyl floor, side aspect uPVC double glazed privacy window, low flush WC, wash hand basin, panelled bath with mixer tap and shower, wall mounted vanity unit and loft hatch.

BEDROOM ONE 9'4" x 7'2" (2.85m x 2.19m)
Wood door with brass handles, laminate floor, front aspect uPVC double glazed window and a pendant light fitting.

BEDROOM TWO 12'7" x 9'10" (3.84m x 3.02m)
Wood door with brass handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and a rear aspect privacy glass window.

DINING AREA 14'5" x 9'11" (4.41m x 3.03m)
Wood door with privacy glass panel and brass handles, wall light, carpeted floor and a gas fire.

BEDROOM THREE 8'3" x 7'2" (2.54m x 2.19m)
Wood door with privacy glass panel, laminate floor, side aspect uPVC double glazed window and fitted wardrobes.

LOUNGE 13'6" x 8'9" (4.14m x 2.68m)
uPVC double glazed sliding patio door to the rear garden, carpeted floor and two wall lights.

KITCHEN 11'0" x 6'11" (3.36m x 2.13m)
Composite entrance door with privacy glass panels, central ceiling light, vinyl floor, rear and side aspect uPVC double glazed windows, splash back tiling, stainless steel drainer sink, and a range of wall and base units.



GARAGE

With manual up and over door.

22'3" x 8'11" (6.79m x 2.73m)

EXTERIOR

To the front a concrete driveway and car port, with gravel garden and flower borders with mature hedge and tree. To the rear a concrete flagged patio with lawn and concrete flagged path with mature boarders and trees with a green house and wooden shed. A second flagged patio area with breeze block steps to raised rear area with mature trees and hedges.

AGENTS NOTE

Please note the raised section of rear garden is available with a peppercorn rent with approximately two further years to run. (rent has been paid from 1st Sept 2021 to 31st August 2026 £25.00)

COUNCIL TAX:

We understand the current Council Tax Band to be C

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS DISCLAIMER :

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

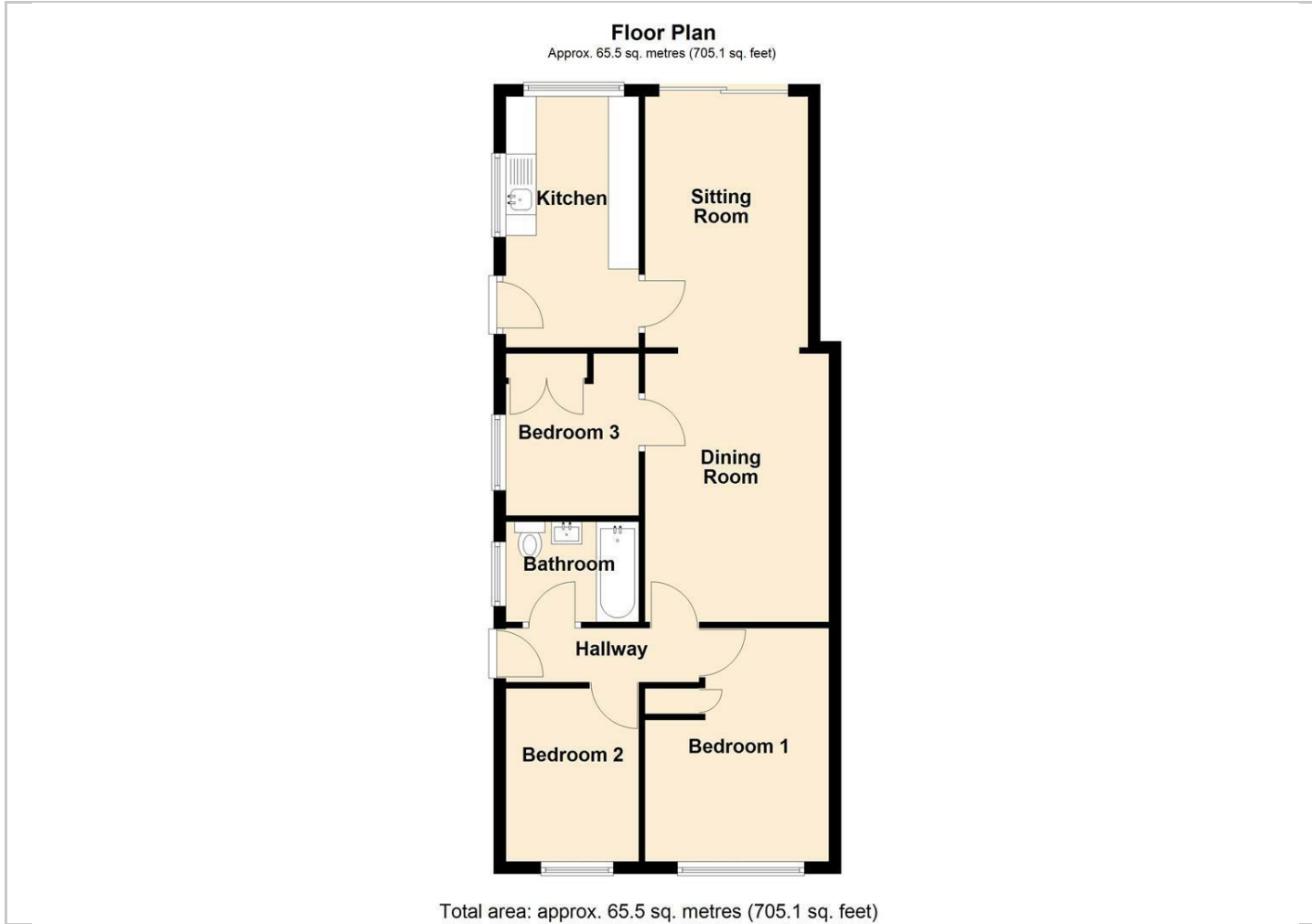
MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

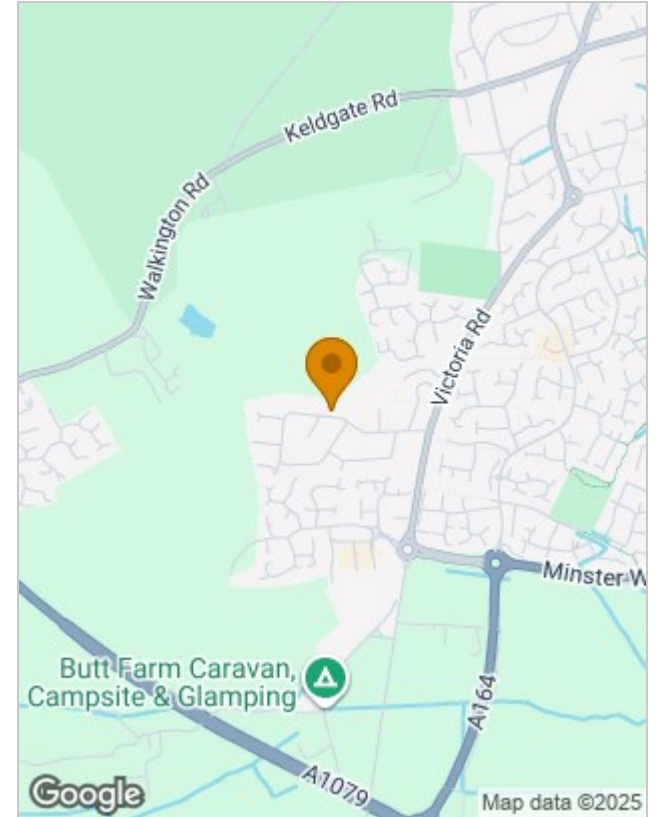
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



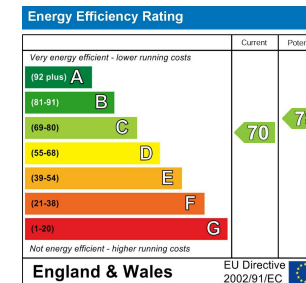
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.