



**QUICK & CLARKE**  
The Property Specialists

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**18 Lilac Avenue, Beverley HU17 9UT**  
**£275,000**

- Detached bungalow on a corner plot
- Spacious accommodation
- Approx 860 square feet
- Two bedrooms
- Two bathrooms
- Conservatory
- Garage
- In and out drive with electric gates
- Council tax band D
- EPC rating D

A lovely spacious two bedroomed detached bungalow, which extends to approximately 860 square feet and is located on a corner plot with in and out driveway incorporating electric gates.

The property has the addition of a conservatory at the rear, whilst the rear garden has been paved to allow for low maintenance and excellent vehicular access.

Lilac Avenue is a popular residential locality situated to the east of Beverley town centre but having good road access, as well as access to Hull and the East Yorkshire Coast.

#### LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALL

PVCu sealed unit double glazed door and radiator.

##### LIVING ROOM

17'6 x 10'3 (5.33m x 3.12m)

Polished stone fireplace with living flame gas fire, PVCu sealed unit double glazed bay window and radiator.

##### DINING ROOM

9'7 x 9'5 (2.92m x 2.87m)

Sealed unit double glazed patio doors to conservatory and radiator.

##### CONSERVATORY

9'10 x 8' (3.00m x 2.44m )

Of PVCu sealed unit double glazed and brick construction overlooking the rear and having French doors to the outside.

##### KITCHEN

16'4 x 8'6 (4.98m x 2.59m)

With a good range of base and eye level units having roll edge worksurfaces incorporating a single drainer sink unit, electric oven and hob, PVCu sealed unit double glazed windows to two elevations and door to outside.

##### INNER HALLWAY

Built-in cupboard housing gas fired central heating boiler.

##### BEDROOM 1

13' x 10'3 (3.96m x 3.12m )

PVCu sealed unit double glazed window and radiator.

##### EN-SUITE SHOWER ROOM

5'10 x 5'2 (1.78m x 1.57m)

Shower in cubicle, wash basin, low level WC and radiator.

##### BEDROOM 2

9'6 x 9'4 (2.90m x 2.84m)

PVCu sealed unit double glazed window and radiator.

##### FAMILY BATHROOM

6'3 x 5'7 (1.91m x 1.70m)

Panelled bath, wash basin and low level WC, PVCu sealed unit double glazed window and chrome towel radiator.

##### OUTSIDE

The property stands on a corner plot with open plan lawned gardens to front and side, but also benefiting from an in and out driveway, one of which has electric gates.

The rear of the property has been hard landscaped to allow for ease of maintenance.

##### GARAGE

The property benefits from a detached single brick and tile garage.

##### 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)

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Metrepx 02024

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.