



**QUICK & CLARKE**  
The Property Specialists

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**59a Normandy Avenue, Beverley HU17 8PF**  
**£194,950**

- Semi-detached bungalow
- 2 bedrooms
- 14'6" living room
- Modern shower room
- Very good size plot
- Extensive off-street car parking
- Gardens to front & rear; Single garage
- Good road access to Beverley
- Morrisons supermarket close by
- EPC Rating: D; Council Tax Band: B

A superb two bedroom semi-detached bungalow, standing in a cul-de-sac location on a very good size plot with excellent off-street car parking facility and gardens. The property offers two well proportioned bedrooms along with a 14'6" living room to the rear, kitchen and modern shower room.

Normandy Avenue is an extremely popular residential locality with good road access to Beverley town centre, and having the Morrisons supermarket and other facilities closer by.

#### 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.

##### LIVING ROOM

14'5" x 9'10" (4.39m x 3.00m)

Timber fireplace with marble effect inset and hearth and living flame gas fire, PVCu sealed unit double glazed window overlooking rear garden and radiator.

##### KITCHEN

8'3" x 7'2" (2.51m x 2.18m)

Modern base and eye level units with roll edge work surfaces incorporating an electric oven and hob with single drainer sink unit, PVCu sealed unit double glazed window, door to rear garden and radiator.

##### BEDROOM 1

12'7" x 10' maximum (3.84m x 3.05m maximum)

Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

##### BEDROOM 2

9'4" x 7' (2.84m x 2.13m)

PVCu sealed unit double glazed window and radiator.

##### SHOWER ROOM

7'2" x 5'5" (2.18m x 1.65m)

A modern suite comprising shower with glazed screen, wash basin and low level w.c., PVCu sealed unit double glazed window and chrome towel radiator.

##### OUTSIDE

The property stands well back from the road, benefitting from a super open plan lawned garden with extensive side concrete and gravel driveway offering excellent off-street car parking facility, and leading to the single garage.

The rear garden is also laid to lawn with planting beds.

##### GARAGE

19'6" x 9'9" (5.94m x 2.97m)

Of pre-cast concrete construction having up-and-over door.

##### 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 PVCu 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



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.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 by any prospective purchaser. The layout, dimensions and appearance shown are not to be relied upon and no guarantee as to their accuracy or efficiency can be given. Made with floorplan CS24.