



**QUICK & CLARKE**  
The Property Specialists

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**42 Rowan Avenue, Beverley HU17 9UN**  
**£290,000**



- Viewing highly recommended!
- Four double bedrooms
- Principal bedroom with en-suite shower room
- Off-street parking for four cars plus garage
- Newly turfed rear garden
- Council tax band D
- EPC Rating: D

Very well laid out and well-proportioned family house having four good sized bedrooms, the principal bedroom having an en-suite shower room. With two reception rooms allowing for flexibility of layout, the property also has a modern fitted kitchen and utility room.

Boasting off-street parking for four cars and an integral garage, the property also benefits from a newly turfed rear garden which backs onto amenity land and in a superb head of cul-de-sac position. Viewing is highly recommended.

### LOCATION

The property is located at the head of the cul-de-sac that forms Rowan Avenue which leads off from Grange Road, Beverley's northern bypass. Situated on the north eastern side of Beverley and located adjacent to amenity land to the rear, the property is not overlooked from this aspect.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

6'2 x 5'9 (1.88m x 1.75m)  
Composite front door with obscured glass panel and further matching panels to either side. Stairs lead up to the first floor accommodation.

##### LIVING ROOM

14'7 x 11'1 plus bay (4.45m x 3.38m plus bay)  
With a large walk-in bay window to the front elevation (4' x 5'4), the focal point of the room is a gas living flame fire in an attractive oak surround with marble hearth and back. A wide archway leads through into the dining room.

##### DINING ROOM

9'1 x 8'3 (2.77m x 2.51m)  
Offering flexibility of living space, patio doors lead out onto the rear garden.

##### KITCHEN

12'10 x 8'6 (3.91m x 2.59m)  
A modern kitchen offering a good range of wall and base storage units with oak style fronts, laminate worksurfaces and ceramic tiled splashbacks. Four ring stainless steel gas hob with extractor over and integrated oven. 1 1/2 bowl stainless steel sink and drainer, space and plumbing for fridge freezer, window to the rear elevation and integral door into the garage.

##### UTILITY ROOM

8'7 x 5'1 (2.62m x 1.55m)  
Base storage units to match those in the kitchen, space and plumbing for washing machine and tumble dryer/dishwasher, uPVC glass panelled door opening onto the rear garden and window to the side elevation..

##### DOWNSTAIRS CLOAKROOM

Two piece sanitary suite comprising low level WC and corner wash basin, window to the side elevation.

##### FIRST FLOOR LANDING

Access to the loft which is partially boarded with light laid on.

##### BEDROOM 1

13'5 x 11'9 (4.09m x 3.58m)  
Window to the front elevation and built-in wardrobes.

##### EN-SUITE SHOWER ROOM

5'5 x 5'2 (1.65m x 1.57m)  
Three piece sanitary suite comprising close coupled WC, pedestal wash basin and shower in enclosure. Partially tiled walls and window to the front elevation.

##### BEDROOM 2

14'2 x 8'8 (4.32m x 2.64m)  
Window to the front elevation, cupboard over the stairs and oak style flooring.

##### BEDROOM 3

9'6 x 8'3 (2.90m x 2.51m)  
Window to the rear elevation and oak style flooring.

##### BEDROOM 4

8'10 x 7'8 (2.69m x 2.34m)  
Window to the rear elevation and oak style flooring.

##### FAMILY BATHROOM

6'11 x 5'7 (2.11m x 1.70m)  
Three piece sanitary suite comprising panelled bath with plumbed shower over, close coupled WC and pedestal wash basin, tiled splashbacks and window to the rear elevation.

##### GARAGE

17'4 x 8'7 (5.28m x 2.62m)  
An integral garage with up & over door accessed from the driveway and an internal door opening into the kitchen. Supplied with light and power, understairs storage cupboard and modern wall-mounted gas boiler which is currently on an annual service plan.

##### OUTSIDE

A brick sett drive provides ample parking for four cars and to one side there is a lawned garden with a well-stocked flower border.

The rear garden has been newly turfed and can be accessed down the side of the property through a wrought iron gate. With a patio area adjacent to the rear of the house, the garden is fenced on three sides and benefits from a leafy backdrop provided by the amenity land to the rear.

##### 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

The property is Freehold (this will be confirmed by the vendor's solicitor).

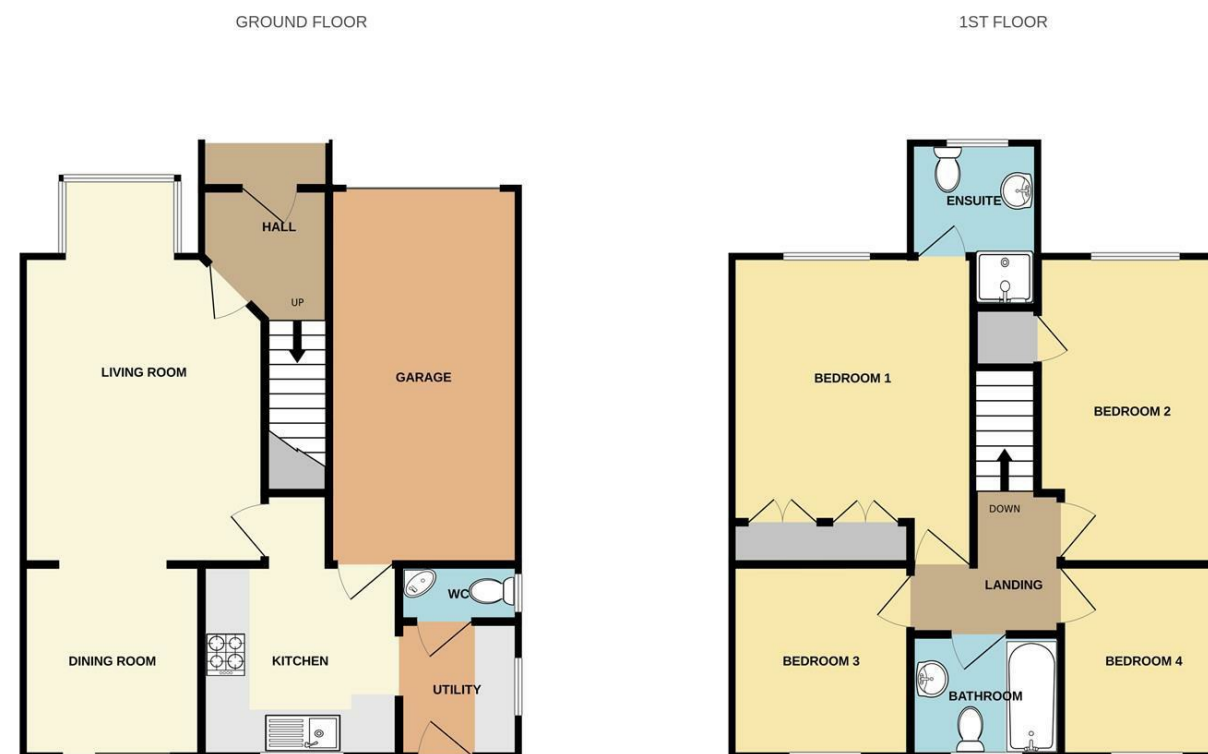
##### VIEWING

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)



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.

Whilst 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024