



**85 Normandy Avenue, Beverley HU17 8PR**  
**£269,950**



- No onward chain
- Great flexibility of living space
- Ground floor bedroom with adjacent cloakroom
- Four bedrooms - up to three reception rooms
- Established residential location
- Parking and garage
- Council tax band C
- EPC rating D

A very well-proportioned and surprisingly spacious four bedroom house which has the benefit of a ground floor bedroom with adjacent cloakroom. Situated on this established and highly regarded residential development on the south west side of Beverley, the property has great flexibility of living space and huge potential.

With attractive and well-established gardens which include a generous drive and garage, the property has up to three reception rooms on the ground floor with three bedrooms to the first floor in addition to the house bathroom. Offered to the market with no onward chain, viewing is highly recommended.

#### LOCATION

The property is situated in this established and highly regarded residential area forming Normandy Avenue which lies just to the south west of Beverley. Leading off from Victoria Road, the main arterial road leading into Beverley, the property is in a convenient location to access the amenities of the town centre and also the major road network. Further there is a local bus service which goes past the door of the property.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

11'2 x 4' (3.40m x 1.22m)  
uPVC glass panelled door and stairs to the first floor accommodation.

##### LIVING ROOM

17'2 x 11'0 (5.23m x 3.35m)  
A very well-proportioned room offering flexibility of layout and with window to the front elevation. Brick fireplace with gas fire and sliding doors leading into the dining room.

##### DINING ROOM

10'2 x 8'10 (3.10m x 2.69m)  
Patio doors with windows to either side leading into the conservatory.

##### KITCHEN

12'9 x 11'6 max (3.89m x 3.51m max)  
An L-shaped kitchen offering a range of wall and base storage units with laminate worksurfaces and ceramic tiled splashbacks. 1 1/2 bowl sink and drainer, four ring electric hob, integrated oven and grill, washing machine and dishwasher. uPVC glass panelled door providing access from the driveway and window to the front elevation.

##### CONSERVATORY

9' x 8'10 (2.74m x 2.69m)  
French doors leading out to the garden and laminate flooring.

##### SITTING ROOM / BEDROOM 4

11'3 x 7'3 (3.43m x 2.21m)  
Offering flexibility of living space and having been used as a double bedroom by the previous owner with the cloakroom adjacent. Window to the rear elevation.

##### CLOAKROOM

6'10 x 4'8 (2.08m x 1.42m)  
Two piece sanitary suite comprising low level WC and pedestal wash basin. Floor mounted gas boiler which is under a yearly service plan, window to the side elevation.

##### FIRST FLOOR LANDING

Storage cupboard.

##### BEDROOM 1

17'4 x 12' (5.28m x 3.66m)  
A very generous sized bedroom which encompasses the whole rear of the property with two windows to the rear elevation, built-in wardrobes and further large storage cupboard. The next door property has converted this to two bedrooms to create a five bedroom house.

##### BEDROOM 2

14'3 x 11'9 (4.34m x 3.58m)  
Of an L-shape and with window to the front elevation and built-in wardrobes.

##### BEDROOM 3

8'3 x 7'9 (2.51m x 2.36m)  
Window to the side elevation.

##### BATHROOM

11'1 x 4'7 (3.38m x 1.40m)  
Three piece sanitary suite comprising panelled bath, pedestal wash basin and low level WC, window to the side elevation and heated towel rail.

##### OUTSIDE

The property is set back from the road with an open plan lawned garden to the front. A brick sett drive leads down through double wrought iron gates to the single garage. The garage has up & over door and is supplied with light and power.

The rear garden is beautifully established with areas of lawn, shrubs and well-stocked flower beds. With some areas laid under gravel and a flagged seating area, there is a greenhouse and a timber gate providing access from the driveway.

##### AGENT'S NOTE

We are advised that the vendor has the 20 year guarantee for the fibreglass flat roofs.

##### 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)



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