



QUICK & CLARKE
The Property Specialists

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8 Magpie Avenue, Beverley HU17 8GG
£289,950

- Great flexibility of living space
- Attractively presented throughout
- Superb contemporary layout
- Modern kitchen and bathrooms
- Tucked away cul-de-sac position
- No onward chain
- Close to amenities
- Easy to maintain southerly facing rear garden
- Council tax band D
- EPC rating B

In our opinion a very realistically priced four bedroom family house situated on the modern Fallows Park development convenient for the major road network on the south side of Beverley.

Allowing flexibility of living space and arranged over three floors, the property has an impressive principal bedroom to the second floor with en-suite shower room and dressing area. Built in 2018 and benefitting from a modern kitchen and two bathrooms the property has been updated with a landscaped and easy to maintain southerly facing rear garden and there are also two private parking spaces adjacent to the front of the property with a further area of garden.

The house is offered to the market with no onward chain!

LOCATION

The property is located at the head of the cul-de-sac forming Magpie Avenue which is accessed off Dunnock Drive on the modern Fallows Park development (built in 2018). Lying on the south side of Lincoln Way, the location provides ease of access to the major road network, lying just off the southern bypass, and is conveniently close to the shopping and leisure facilities surrounding the large Morrisons supermarket.

THE ACCOMMODATION COMPRISES

GROUND FLOOR ENTRANCE HALL

9'9 x 3'8 (2.97m x 1.12m)
Modern composite front door with obscured glass panels and attractive laminate flooring.

KITCHEN

15'1 x 8'1 (4.60m x 2.46m)
An attractive modern kitchen with white shaker fronts and contrasting laminate work surfaces and matching upstand. Four ring gas hob with glass splashback and canopy extractor over. Inset 1 1/2 bowl sink and drainer. Integrated oven, dishwasher, fridge and freezer, space for a washing machine and a small breakfast table and a window to the front elevation. Cupboard concealing modern gas boiler. Laminate flooring.

LIVING / DINING ROOM

18'8 x 15' (5.69m x 4.57m)
A very well-proportioned room which benefits greatly from the southerly aspect with French doors opening onto the patio area of the rear garden. Offering space for both living room and dining room furniture, there is also a cupboard under the stairs.

DOWNSTAIRS CLOAKROOM

5'7 x 2'9 (1.70m x 0.84m)
Two piece sanitary suite comprising close coupled WC and corner wash basin.

FIRST FLOOR LANDING

Large storage cupboard.

BEDROOM 2

14'4 x 8'4 (4.37m x 2.54m)
Window to the rear elevation.

BEDROOM 3

12'3 x 8'4 (3.73m x 2.54m)
Window to the front elevation.

BEDROOM 4

6'5 x 9' (1.96m x 2.74m)
Window to the rear elevation.

BATHROOM

6'3 x 6'9 (1.91m x 2.06m)
Modern three piece sanitary suite comprising close coupled WC, pedestal handwash basin and bath with shower over. Porcelain tiled floor, fully tiled walls and window to the front elevation.

SECOND FLOOR LANDING

Storage cupboard.

PRINCIPAL BEDROOM

24' reducing to 18'3 x 11'4 (7.32m reducing to 5.56m x 3.45m)
A very well-proportioned room with two large Velux windows with a southerly aspect. To the rear of the bedroom is a dressing area with fitted wardrobes and a further cupboard over the stairs.

EN-SUITE SHOWER ROOM

Three piece sanitary suite comprising corner shower, close coupled WC and pedestal wash basin. Tiled walls and floor, Velux rooflight.

OUTSIDE

The property is set back from the head of the cul-de-sac with two parking spaces adjacent to the front of the house. The parking spaces are on the left hand side and bordered by an area of lawn and flower bed. Access can be gained down the side of the property to the rear garden.

The rear garden has been attractively landscaped with a patio area laid under porcelain tiles adjacent to the dining kitchen, making the best of the southerly aspect and the available sunlight. With an artificial lawn to the centre bordered by wide and well-stocked flower beds, there also is a shed to the rear. With a backdrop of mature trees in the neighbouring amenity land, the property is not overlooked from 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

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



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.
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