



QUICK & CLARKE
The Property Specialists

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23 Park Avenue, Beverley HU17 7AT
Guide Price £235,000

- Semi-detached bungalow
- In need of some refurbishment
- Competitive price
- Excellent access to town centre
- Gardens to front and rear
- Off-street car parking
- Three bedrooms
- Conservatory
- Council tax band C
- EPC rating D

A very well-proportioned three bedroomed semi-detached bungalow which is superbly located for access to Beverley town centre.

The property is in need of some refurbishment works and this is reflected in the extremely attractive asking price. The accommodation extends to approximately 780 square feet and comprises living room, kitchen, three bedrooms, bathroom and conservatory overlooking the rear garden. There are gardens to front and rear along with an off-street car parking space to the front.

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 window and radiator.

LIVING ROOM

12' x 9'10 (3.66m x 3.00m)

PVCu sealed unit double glazed French doors to conservatory and radiator.

CONSERVATORY

10'9 x 9'3 (3.28m x 2.82m)

Of PVCu sealed unit double glazed and brick construction having French doors to garden and radiator.

KITCHEN

12' x 8'8 (3.66m x 2.64m)

Base and eye level units with fitted breakfast bar, stainless steel single drainer sink unit, plumbing for automatic washing machine, pantry, PVCu sealed unit double glazed window and radiator.

BEDROOM 1

12' x 12' (3.66m x 3.66m)

Fitted wardrobes, PVCu sealed unit double glazed bow window and three radiators.

BEDROOM 2

10' x 8'7 (3.05m x 2.62m)

Fitted wardrobe, wall-mounted gas fired central heating boiler, PVCu sealed unit double glazed window and radiator.

BEDROOM 3

6' x 12' (1.83m x 3.66m)

PVCu sealed unit double glazed windows to two elevations and radiator.

BATHROOM

8'8 x 5' (2.64m x 1.52m)

Panelled bath with shower over, wash basin and low level WC, half tiled walls, PVCu sealed unit double glazed window and radiator.

OUTSIDE

To the front of the property is a lawned garden with planting beds along with an off-street car parking space.

The rear garden is well-tended having lawn with flower beds along with paved seating area, garden shed and brick and tile outhouse.

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.

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.

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 services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given. Made with floorplan 0204