



SYMONDS + GREENHAM

Estate and Letting Agents



36 Thompson Avenue, Beverley, HU17 0BJ **Offers over £175,000**

POPULAR LOCATION - THREE DOUBLE BEDROOMS - OFF STREET PARKING - NO CHAIN

Symonds and Greenham are delighted to present this superb 3 bed end terraced property. Located on Thompson Avenue, the property boasts a fantastic location in close proximity to Beverley town centre and is conveniently located for a wide range of local shops, restaurants, cafes and other amenities, making it perfect for those who desire a comfortable lifestyle. The house has been presented to a high standard, ensuring it is spotlessly clean and well-maintained. It boasts spacious and well-proportioned rooms throughout, making it the perfect choice for families or anyone looking for plenty of living space. To the ground floor is a modern kitchen, spacious living area and dining area providing plenty of room for you and your loved ones to spend time together or entertain guests. To the second and third floors are three comfortably proportioned double bedrooms and a family bathroom. Externally, the huge rear garden is perfect for outdoor enthusiasts, providing a great place to entertain guests or relax with family. Overall, this property sits on a great plot with plenty of off street parking and is an excellent opportunity for those looking for a comfortable family home in a fantastic location.

DO NOT DELAY...BOOK YOUR VIEWING TODAY!

GROUND FLOOR

ENTRANCE HALL

KITCHEN

10'8 x 7'8 max (3.25m x 2.34m max)

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven with gas hob, plumbing for washing machine and space for under counter fridge and freezer



LIVING ROOM

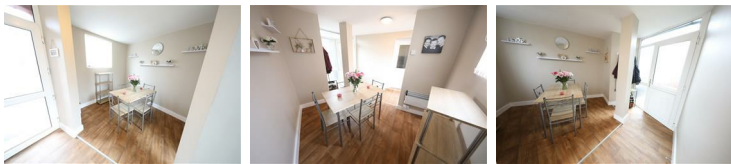
19'0 x 10'6 max (5.79m x 3.20m max)

a spacious living room



DINING ROOM

a bright, well presented dining area with door to the rear garden



FIRST FLOOR

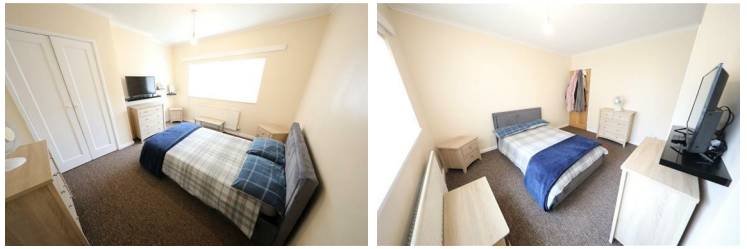
LANDING



BEDROOM 1

12'0 x 12'0 max (3.66m x 3.66m max)

a fantastic primary bedroom with storage cupboard



BEDROOM 2

10'3 x 8'9 mac (3.12m x 2.67m mac)

another good sized double bedroom



BATHROOM

with low level w/c, sink basin with vanity unit and panelled bath with waterfall and hand held shower attachments

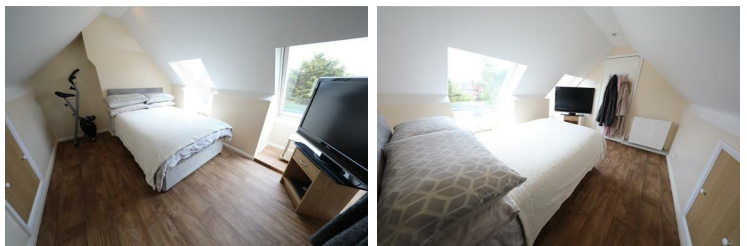


SECOND FLOOR

BEDROOM 3

12'0 x 8'1 max (3.66m x 2.46m max)

another good sized double bedroom



OUTSIDE

a fantastic rear garden with several decking areas, turf, lawn

and a variety of potted plants and flower beds, offering a wonderful space for alfresco living in the warmer months. Enclosed by timber fencing



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band A.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

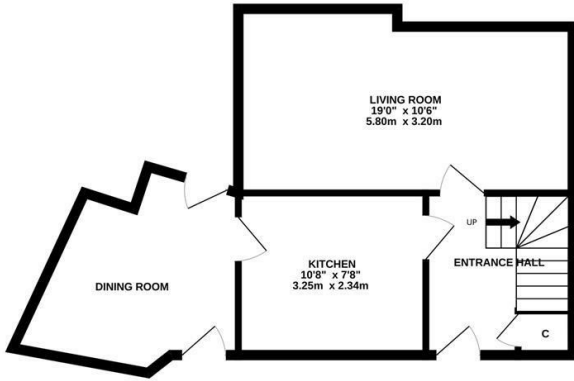
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

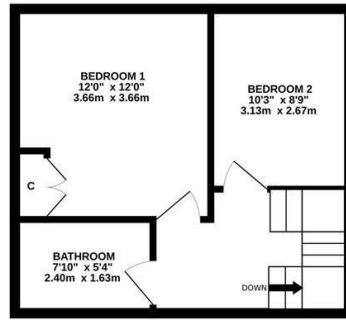
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

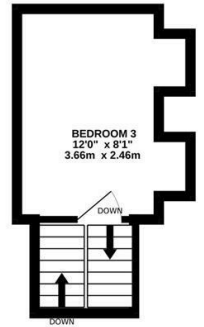
GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



2ND FLOOR
139 sq.ft. (12.9 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.4 sq.m.) approx.

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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

