

linkagency

3 Bedroom House - Semi-Detached for Sale

£295,000

45 Newman Avenue, Beverley, HU17 7FB



KEY FEATURES

- 3/4 BEDROOM VERSATILE, MODERN TOWN HOUSE
- WEST FACING, ENCLOSED REAR GARDEN
- EASY WALKING DISTANCE TO BEVERLEY TOWN CENTRE
- SOUGHT-AFTER MOLESCROFT AREA
- 2 BATHROOMS INCL ENSUITE
- MOLESCROFT PRIMARY SCHOOL CATCHMENT AREA
- SEPARATE GARAGE AND AMPLE PARKING SPACE
- SMALL BALCONY TO 2ND FLOOR RECEPTION ROOM
- MULTIPLE AMENITIES IN HISTORIC BEVERLEY
- DECEPTIVELY SPACIOUS : ALL DOUBLE BEDROOMS

HEAD OFFICE

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The family size property is tucked away in a quiet cul de sac overlooking a designated green incorporating a children's play area, created by the developers; David Wilson. The home benefits from ample parking space as well as a separate garage, both which are to the front of the property. The entrance hallway leads to a good size study, on the right hand side and then leads to the open plan living kitchen with plenty space for sitting and dining; double french doors open to the rear fenced garden; there is also a ground floor Wc and utility cupboard on this floor. The staircase leads to the second floor which features a principal bedroom with an ensuite and a second reception room with a balcony with space for a bistro table and chairs, this versatile room would also lend itself to being a 4th large bedroom. To the second floor are 2 large double bedrooms as well as a bathroom with an over-bath shower. All in all, this is a versatile family size home..

There are gardens to the front and rear; the garage and driveway is located at the front which overlooks a designated green with play equipment; a fantastic nearby space for young children.

LOCATION

Located in a popular, modern, exclusive residential area of Molescroft, the property is reached via Woodhall Way, north of the town centre which is found off the A164 Beverley to Driffield Road. There is easy access to the 1079 to Hull or York or the A614 to York via Stamford Bridge. The picturesque, historic town centre is within easy walking distance as are the fabulous Westwood pastures. The property is in the catchment area for 2 of the region's most sought-after primary schools: St Mary's and Molescroft.

BEVERLEY

Historic Beverley town centre is within easy walking distance - a 10 minute walk - and offers a range of amenities for all tastes and interests. There are many historic buildings including the stunning Minster and St Mary's church; the Guildhall and the Treasure House with art gallery.

There is a thriving arts community within the town with an amateur dramatics group and various art classes and musical events taking place including the annual folk festival. The East Riding theatre, located in the old court building, west of the town centre, hosts premiers of locally written and produced plays as well as performances from visiting artists and theatre groups.

For the energetic, there are several gyms and a leisure centre with a swimming pool. Beverley's beautiful, open Westwood pastures, located to the west of the town centre, a popular walking destination as is the Minster Way walk route which begins at the Minster. The Tour de Yorkshire sometimes passes through Beverley as a nod to the many local cyclists whose hobby is to enjoy the region's popular cycle routes.

The town centre is home to a multitude of restaurants, bars and bistros, as well as high street shopping chains and individual boutiques.

The Flemingate Centre to the east of the town centre includes restaurants, shops, a hotel and a cinema with the railway station close-by.

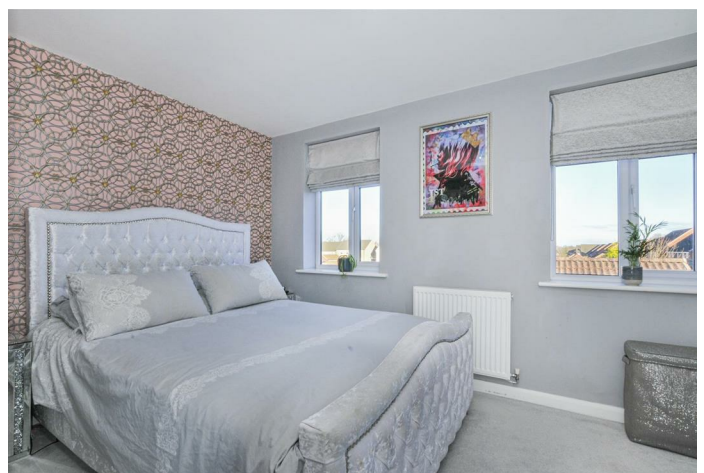
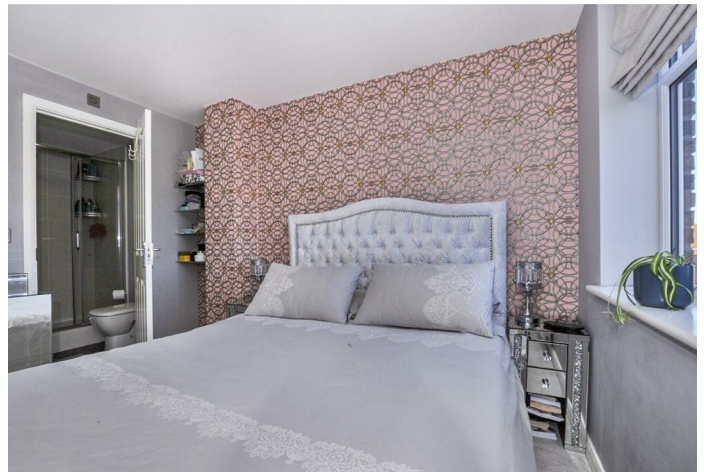
With highly regarded schools and a higher education college, along with excellent transport links via road and rail, Beverley truly is one of the region's most sought after residential towns.

STAIRS AND LANDING 1

Fitted carpet - White wood balustrades - Airing cupboard with water tank - Radiator

ENTRANCE HALLWAY

Composite door - Fitted carpet - Radiator -



STUDY

7'10" x 6'6"

Aspect to the front - Fitted carpet - Radiator

OPEN PLAN KITCHEN/DINING/SITTING ROOM

24'9" x 13'9"

Range of fitted base and eye level units in high gloss cream - Wood effect work surfaces - 6 ring gas hob - Stainless steel extractor hood - Built-in double oven - Built-in dishwasher - Built-in fridge freezer - 1.5 bowl recessed composite sink with chrome mixer, rinse tap - Wood effect laminate flooring

Living / dining area

Open plan space from kitchen - Fitted carpet - Radiator - Ample space for sitting and dining - Bay with double french doors to the enclosed rear garden



WC

Low flush WC - Radiator - Aspect to the side - Corner, pedestal wash basin - Tiled splash back

UTILITY CUPBOARD

Utility cupboard with gas central heating boiler and plumbing for washing machine

BEDROOM 1

13'9" x 10'6"

Large double - Fitted, floor to ceiling wardrobes across one wall - Fitted carpet - Aspect to the front - Radiator

BEDROOM 1 ENSUITE

6'4" x 6'0"

Shower in cubicle with glass sliding door - White ladder-style towel radiator - Low flush WC - Pedestal sink - Linoleum flooring



RECEPTION / BEDROOM 2

13'9" x 11'0"

Fitted carpet - Radiator - Aspect to the rear - Double french doors opening to balcony

Balcony with space for a bistro set or 2 chairs and a table

LANDING 2

Fitted carpet - White balustrades

BEDROOM 3 SECOND FLOOR

13'9" x 11'2"

Large double - Aspect to the rear - Fitted carpet - Radiator

BATHROOM

6'7" x 6'2"

3 piece white suite: bath with wall mounted shower mixer tap; low flush WC; pedestal wash basin - White ladder-style radiator - Linoleum flooring - Extractor fan



BEDROOM 4 SECOND FLOOR

13'9" x 12'4"

Large double - Aspect to the front - Fitted carpet - Radiator

GARAGE

17'0" x 9'1"

Separate single brick built garage - Up and over door - Power - Located at the front - Ample parking space



GARDENS

Front

Brick wall - Paved path to the front door - Large paved step - Pavers to the side - Tarmac driveway - Lawn - Ample parking

Side

Pavers - High vertical panel fencing - High, lockable gate

Rear

Enclosed - Large, paved patio - High, vertical panel fencing to 3 sides - Lawn - Outside tap

EXTRA DETAILS

Upvc double glazing

NHBC 1year

Gas central heating and gas hob

Service charges of £75 per 6 calendar months TBC

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PERSONAL AGENT JAYNE AT LINK AGENCY

When you choose a Personal Agent to sell your home , your service will include:

Your personal agent's expertise in the residential sales industry throughout Yorkshire

A personal service, tailor made for you

High quality interior and exterior professional photography as standard

Floor plans

Listing on major websites including Rightmove and Zoopla

Regular use of social media especially Facebook and Instagram

Accompanied viewings for your buyers

An Open House event when appropriate

Regular contact

Thorough, attentive, sales progression once a buyer has been found

Negotiations and advice regarding future purchases / rentals of properties

A 24/7 answering service to ensure no leads are missed



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Approximate Gross Internal Floor Area = 112.7 sq m / 1213 sq ft
 Garage Area = 12.5 sq m / 135 sq ft
 Total Area = 125.2 sq m / 1348 sq ft

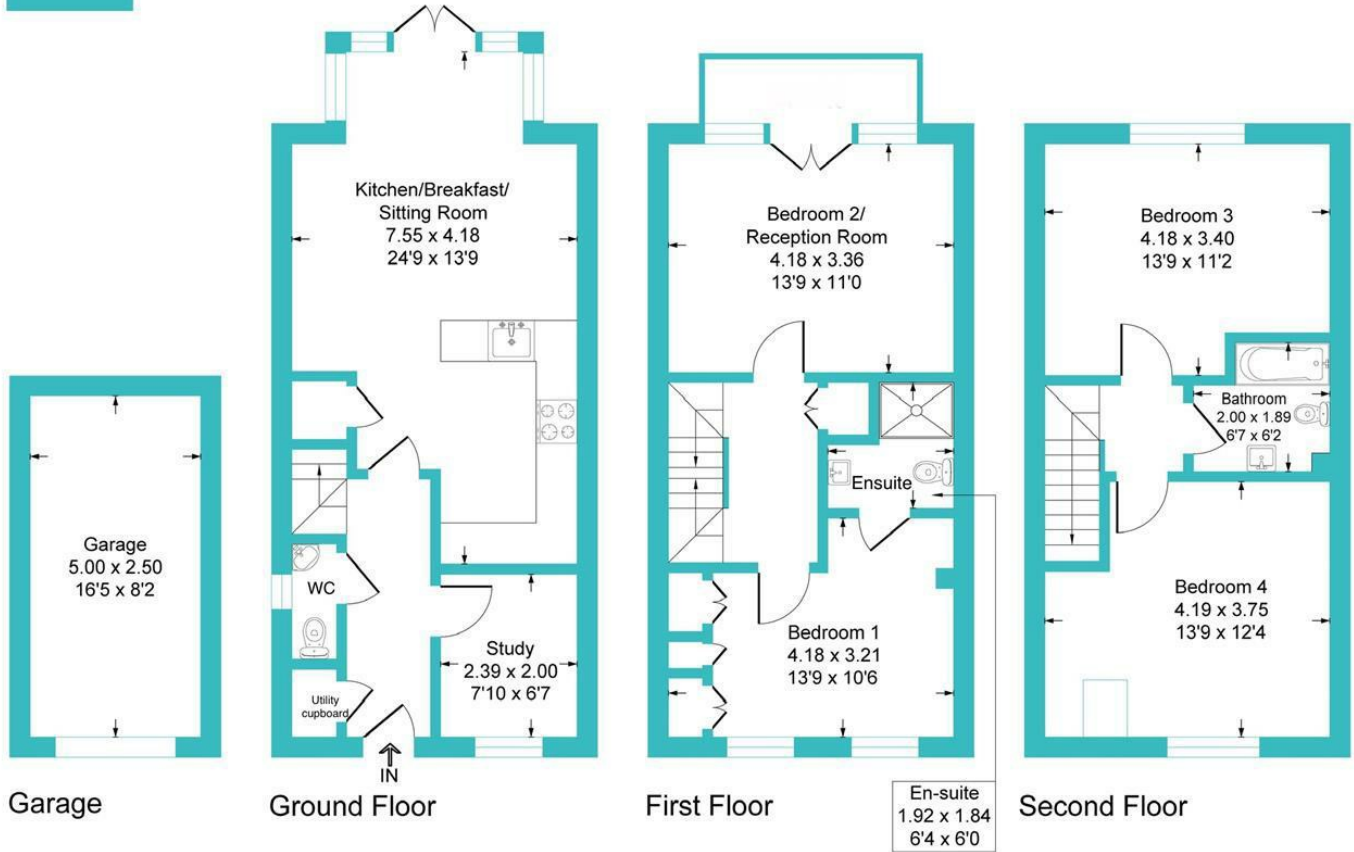


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	
(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	

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