



## Park Avenue, Beverley



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### Guide price £240,000

- Close to Amenities
- Sought After Location
- Detached Family Home
- Private Rear Garden
- Offstreet Parking
- Schools Nearby
- Freehold
- EPC rating E
- For Sale by Modern Method of Auction (t&c's Apply)
- The Modern Method of Auction
- Buyer Fees Apply
- Subject to Reserve Price



This property is located in the much sought after location on the outskirts of Beverley town centre. Offering convenient access to local amenities such as Molescroft Shops, Post Office and Doctors Surgery, with nearby transport links to Hull and surrounding villages, whilst also being within walking distance of Beverley town centre.

This three bedroom extended detached bungalow is in a desirable location with generous off-street parking and a good size mature rear garden is ready for a new family to put their stamp on it and make it their new home. In need of some modernisation and general updating, the property briefly comprises entrance hall, lounge, kitchen diner, three bedrooms and bathroom.

There is ample off-street parking for up to three vehicles and gardens to the front and rear of the property.

Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited (T&C's and buyer fees apply).

**NO UPWARD CHAIN INVOLVED**





### External Approach

The property is situated on Park Avenue, just off Manor Road with off-street parking provided for one vehicle and a landscaped front garden.

### Entrance Hallway

Accessed from the side of the property, a traditional external porch with black and white tiles to the floor and a brick arch to a wooden front door with privacy stained glass panels. Direct entry into a central hallway providing direct access to the lounge, kitchen diner, bedrooms and bathroom. Carpet to flooring.

### Lounge

**3.64m x 4.56m (max to extents)**

A bright and airy room with a traditional uPVC bay window overlooking the front of the property and two double glazed feature-stained glass windows to the side of the property. Feature fireplace with wooden surround, marble hearth and back providing a nice focal point within the room. Carpet to flooring.

### Kitchen Diner

**2.6m x 7.64m (8'6" x 25'1")**

Accessed from the side of the property via a uPVC double glazed door with a privacy glass panel. This spacious room is an extension to the original footprint, providing an ample space for cooking and dining. Two uPVC windows to the side of the property and uPVC double glazed French doors leading out into the garden.

Comprising a range of base and wall units in off white shaker style with contrasting butchers block laminate worktop. Stainless steel one and a half bowl drainer sink with mixer tap over. Storage cupboard housing the boiler and utility meters.

Space provided for freestanding fridge freezer, space and plumbing for washing machine. Cooking facilities include freestanding hotpoint electric cooker with stainless steel extract hood over.

Vinyl to flooring in kitchen and carpet within the dining space. Door providing access to the central hallway.



### Bedroom 1

3.65m x 3.04m (12'0" x 10'0")

Double room complete with uPVC double glazed window overlooking the rear garden. Carpet laid to flooring.

### Bedroom 2

2.62m x 3.03m (8'7" x 9'11")

Single room complete with uPVC double glazed window overlooking the side of the property. Carpet laid to flooring.

### Bedroom 3

2.77m x 3.64m (max to extents)

Single room complete with uPVC double glazed window overlooking the front of the property. Carpet laid to flooring.

### Bathroom

2.61m x 1.49m (8'7" x 4'11")

Three piece white bathroom suite, comprising pedestal sink, close coupled toilet and bath with mixer shower over and shower screen to the side. Double glazed uPVC window to the side of the property. Vinyl to flooring.

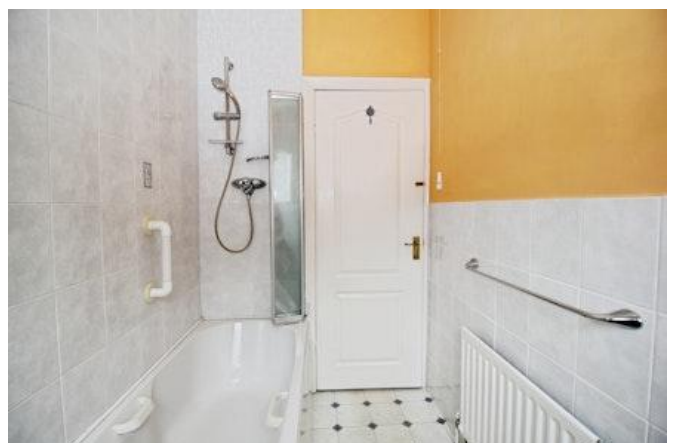
### Front and Rear Gardens

To the front of property there is a combination of block paving and feature gravel area. To either side of the property paths provide access to the two opposite entrances to the property and lead down to the mature rear garden.

The rear garden benefits from a paved patio, lawn with borders and fencing on either side together with a vegetable garden, shed and workshop at the bottom. Brick wall across the bottom of the garden.

### Parking

Parking is available for upto three vehicles on the generous front driveway.







### Services

Mains gas, water, electricity and drainage are connected to the property.

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

### Heating

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

### Tenure

The property is freehold.

### Council Tax

Council Tax is payable to the East Riding Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'D'.

### Fixtures and Fittings

Certain fixtures, fittings and furniture may be purchased with the property or may be subject to separate negotiation.

### Mortgages

We are pleased to work with 'Mortgage Advice Bureau', who provide Northwood clients with expert independent mortgage advice.

With access to thousands of mortgages, including exclusive deals that are not available on the high street, the team of agents provide award-winning advice that is tailored to your individual circumstances.

The Mortgage Advice Bureau can help you to find the right mortgage product for you and help with your application every step of the way. We have a dedicated Mortgage advisor who can offer telephone appointments to discuss your individual needs at a time to suit you.

Note: Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## Valuation

A market appraisal is a great way to start your property journey. You can find out what your property is worth with a virtual or face to face appointment in your home. If you're thinking of making a move, we would love to hear from you. Call our sales team on 01482 444440 to book your free, no obligation market appraisal now!

## Auctioneers Note 1

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

## Auctioneers Note 2

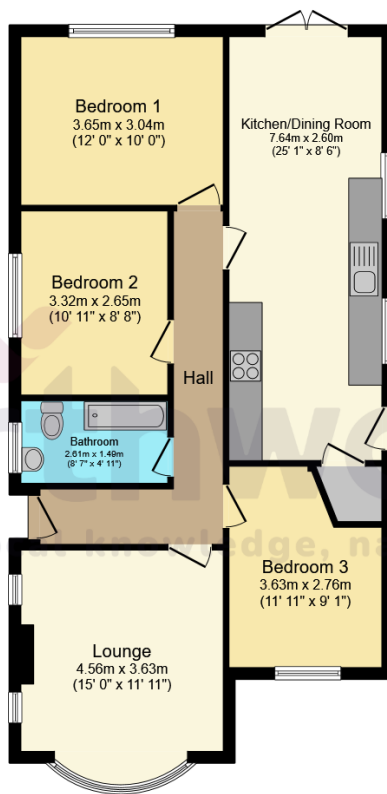
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

## Floorplan

Whilst every effort has been made to ensure the accuracy of the floor plan 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.





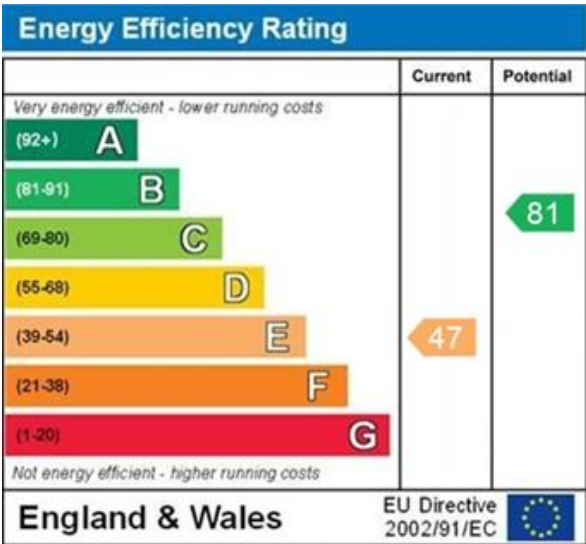
## Floor Plan

Floor area 80.2 sq.m. (863 sq.ft.)

Total floor area: 80.2 sq.m. (863 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





Northwood Beverley and Hull

01482 444 440  
 beverleyandhull@northwooduk.com