



## 30 Lime Tree Avenue

Beverley

HU17 9QP

£179,950

We are delighted to offer onto the market this well presented and cared for 3 Bedroom Semi-Detached home benefiting from gas central heating, uPVC double glazing and stands on a generous garden plot together with a private drive leading to Garage. The accommodation briefly includes Enclosed Porch, 'L' shaped Hallway, Lounge with Dining Area, fitted Kitchen, Shower Room/WC and on the first floor there are 3 Bedrooms. Situated in this very pleasant cul-de-sac setting on this popular residential development within the sought after historic Town of Beverley, viewing is highly recommended!



## Property Features

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- Most Delightful Semi-Detached Home
- 3 Bedrooms
- uPVC Double Glazing & Gas Central Heating
- Generous Size
- Well-Tended Gardens
- Private Drive & Garage
- Desirable Location
- Must Be Viewed

## Full Description

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THESE DETAILS ARE DRAFT DETAILS ONLY AND ARE AWAITING APPROVAL BY THE VENDOR

### LOCATION

The property is situated just off Hull Bridge Road on this modern residential development and in this sought after historic market town of Beverley. The property is served by local facilities including shops, public transport, schools and excellent amenities in Beverley Town centre itself.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENCLOSED PORCH

2 half obscured uPVC double glazed entry doors and side window and leading to :-

##### L SHAPED ENTRANCE HALL

With half obscured uPVC double glazed door and side window, staircase leading to the first floor with spindle balustrade, single central heating radiator, under-stairs storage cupboard and cornice to the ceiling.

##### LOUNGE WITH DINING AREA

17' 5" x 15' 2" (5.31m x 4.62m)

With feature fire surround, 'marble' inset and hearth and electric fire, arch feature, uPVC double glazed patio doors leading to the rear Garden, cornice to the ceiling, TV point and two single central heating radiators.

##### FITTED KITCHEN

10' 9" x 8' 7" (3.28m x 2.62m)

With stainless steel sink and drainer with mixer tap, fitted base and wall-mounted units, worktop surface areas with tiled surrounds, gas cooker point, uPVC double glazed window which overlooks the front, plumbing for automatic washing machine, cornice to the ceiling and single central heating radiator.

##### SHOWER ROOM

6' 2" x 5' 8" (1.88m x 1.73m)

With shower cubide, vanity wash hand basin with mixer tap, low level WC, fully-tiled walls, uPVC obscured double glazed window which overlooks the side, tiled flooring and single central heating radiator.

##### FIRST FLOOR

##### LANDING

With uPVC double glazed window which overlooks the side, cornice to the ceiling and access to the roof void area.





# Full Description

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## BEDROOM 1

10' 7" x 11' 9" (3.23m x 3.58m)

With uPVC double glazed window which overlooks the front, fitted wardrobes with overhead cupboards and drawer unit and cornice to the ceiling.

## BEDROOM 2

10' 7" x 8' 7" (3.23m x 2.62m)

With fitted wardrobes with overhead cupboards and drawers, built-in cupboard and cornice to the ceiling.

## BEDROOM 3

7' 8" x 6' 1" (2.34m x 1.85m)

With uPVC double glazed window which overlooks the rear and cornice to the ceiling.

## OUTSIDE

To the front of the property there is a pleasant well-tended lawn, brick walling to front perimeters, path and flower bed, private side drive provides good vehicular parking and leads on to Garage (16'8" x 8'1" internal measurements) having up and over door, power and lighting connected and boiler serving central heating and hot water. To the rear of the property there is a generous size garden mainly to lawn with fencing on perimeters, path, storage shed and external shed connected.

## TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

## VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE  
OFFICE ON 01482 472900.

## ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

Whilst we endeavour to make our sales details accurate and reliable, 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 travelling some distance to view the property.

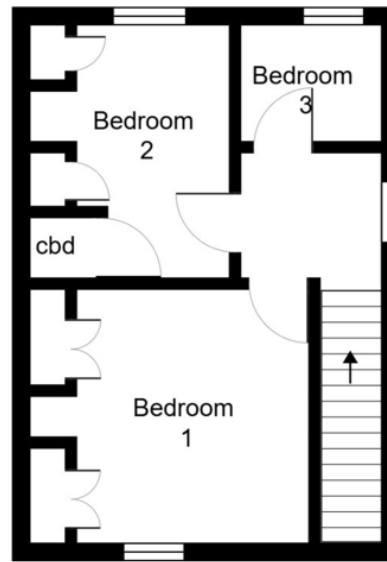
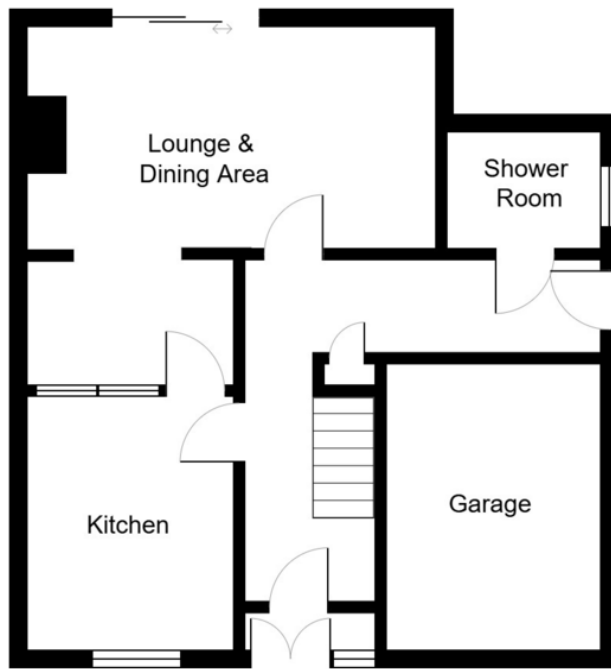
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## NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

Monday to Friday 9am to 5pm

Saturday 10am to 1pm.





All measurements are approximate and for display purposes only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82  B
69-80	C		
55-68	D	61  D	
39-54	E		
21-38	F		
1-20	G		

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