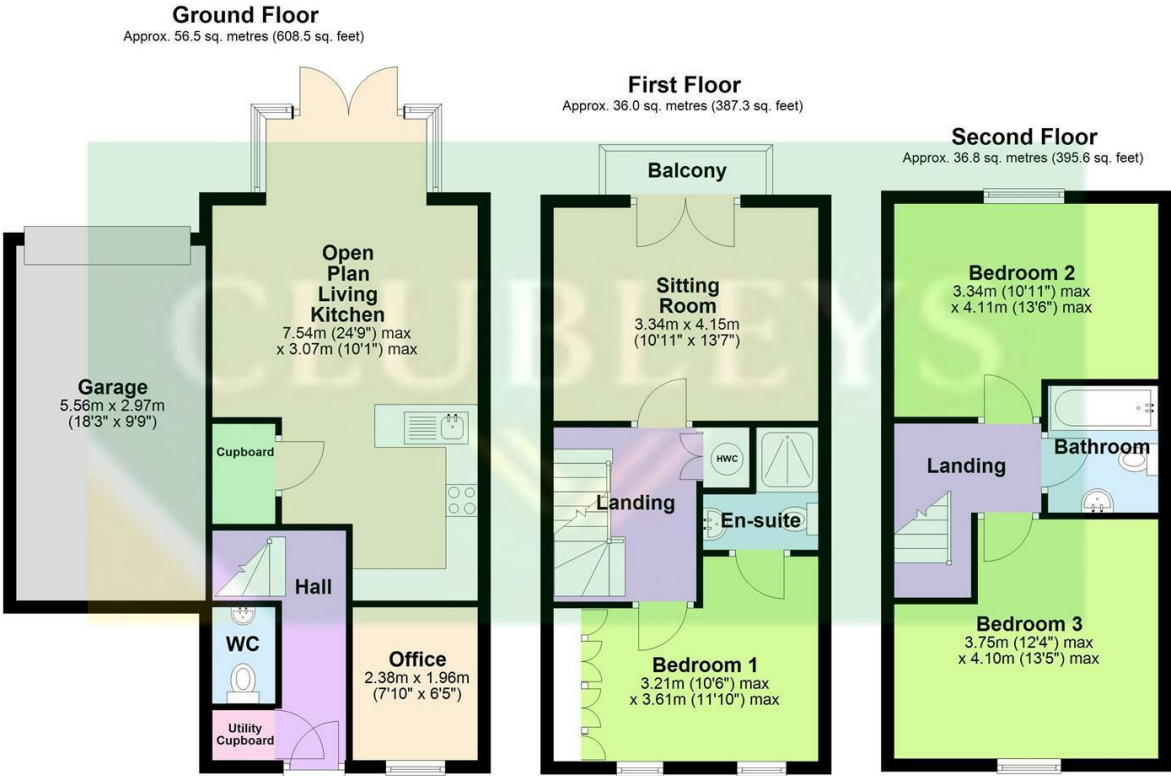


34, Newman Avenue,
Beverley, HU17 7FB
£258,950



Total area: approx. 129.3 sq. metres (1391.5 sq. feet)

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

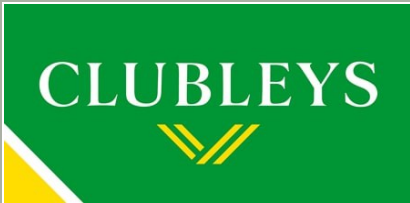
MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

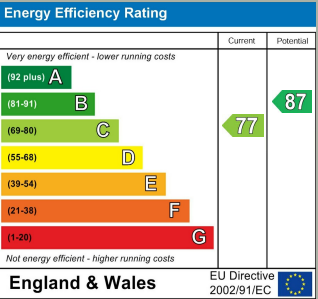
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



60 - 64 Market Place, Market Weighton, York
YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com



Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.



This stylish three-bedroom, three-storey townhouse with garage and driveway is located on a sought-after development and offers modern, flexible living over three floors. The ground floor features an inviting entrance hall with WC, a versatile front office, and a bright open-plan kitchen, dining and living space with French doors opening onto the low-maintenance rear garden. On the first floor, you'll find a spacious sitting room with French doors leading to a balcony, alongside the main bedroom complete with fitted wardrobes and an en-suite. The top floor provides two further well-proportioned bedrooms and a family bathroom. Outside, the home boasts a paved rear garden with gated access to the driveway and garage, complemented by attractive planted shrubs to the front.

Tenure: Freehold. East Riding of Yorkshire Council BAND: D



www.clubleys.com



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, stairs to first floor, cupboard housing wall mounted gas fired central heating boiler, plumbing for automatic washing machine, laminate wood flooring, radiator.

W.C.

Two piece suite comprising low flush W.C., pedestal wash hand basin, tiled splashback, tiled floor, ceiling coving, radiator.

OFFICE

2.38m x 1.96m (7'9" x 6'5")
Telephone point, radiator.

OPEN PLAN KITCHEN/DAY ROOM

7.54m max x 3.07m max (24'8" max x 10'0" max)
Fitted with a range of wall and base units comprising work surfaces, single drain stainless steel sink unit, electric oven, gas hob, extractor hood over, integrated fridge/freezer, integrated dishwasher, part tiled walls, fitted understairs cupboard, laminate wood flooring, radiator, French doors to garden.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs leading to the second floor.

SITTING ROOM

3.34m x 4.15m (10'11" x 13'7")
Airing cupboard housing hot water cylinder, radiator, stairs to second floor.

BEDROOM ONE

3.21m max x 3.61m max (10'6" max x 11'10" max)
Fitted wardrobes to one wall, T.V. aerial point, radiator.

EN-SUITE

Three piece suite comprising step in shower cubicle, low flush W.C., pedestal wash hand basin, tiled splashback, vertical heated towel rail, extractor.

SECOND FLOOR ACCOMMODATION

LANDING

BEDROOM TWO

3.34m max x 4.11m max (10'11" max x 13'5" max)
T.V. aerial point, radiator.

BEDROOM THREE

3.75m max x 4.10m max (12'3" max x 13'5" max)
Laminate wood flooring, radiator.

BATHROOM

Three piece suite comprising panelled bath, shower over, low flush W.C., pedestal wash hand basin, part tiled walls, vertical heated towel rail, extractor.

OUTSIDE

Outside, the home boasts a paved rear garden with gated access to the driveway and garage, complemented by attractive planted shrubs to the front.

GARAGE

The property benefits from a garage, which is held on a 99-year lease as there is a flat above. All details to be confirmed by a solicitor.
Up and over door, power and light.

ADDITIONAL INFORMATION

The vendor informs us that the property is subject a service charge of £163.21 per annum. However, this may be subject to change and will be confirmed by solicitors.

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

