



**Conington Avenue, Beverley HU17 0JF**

**welcome to**

**Conington Avenue, Beverley**

Attractive bay fronted house ideal for the first time buyer or growing family situated in this popular sought after established residential location.



### **Entrance Hall**

Access via a glazed entrance door with stairs to the first floor.

### **Lounge/dining Room**

24' 7" into bay window x 15' 6" narrowing to 9' 7" ( 7.49m into bay window x 4.72m narrowing to 2.92m )  
Double glazed bay window to the front aspect together with a further double glazed window to the rear aspect, twin radiators and fireplace with gas fire. Access to understairs storage cupboard and coved ceiling.

### **L Shaped Kitchen**

16' x 9' 9" narrowing to 6' 3" ( 4.88m x 2.97m narrowing to 1.91m )  
Double glazed windows to both rear and side aspects, glazed rear entrance door and a range of base and wall units with worksurfacing incorporating a stainless steel sink unit, gas hob with hood over and electric built in oven. Integrated fridge and freezer and an automatic washing machine. Concealed gas central heating boiler.

### **Landing**

Access to the loft.

### **Bedroom One**

14' 5" into bay window x 9' 7" into recess ( 4.39m into bay window x 2.92m into recess )  
Double glazed bay window to the front aspect. Alcove built in wardrobe and radiator.

### **Bedroom Two**

10' 2" x 8' 5" into recess plus door entrance ( 3.10m x 2.57m into recess plus door entrance )  
Double glazed window to the rear aspect and built in wardrobe.

### **Bedroom Three**

8' 9" including bulkhead x 5' 5" ( 2.67m including bulkhead x 1.65m )  
Double glazed window to the front aspect and radiator.

### **Bathroom**

Window to the rear elevation, part tiled walls, radiator, extractor fan, panelled bath with shower over, pedestal wash hand basin and wc.

### **Outside**

To the front of the property is a lawned garden with hedge and wall surrounds and to the rear is a concreted garden area with fenced surrounds.

### **Garaging**

17' x 9' ( 5.18m x 2.74m )  
Set within the rear garden is a concrete sectional garage, with up and over door to the front aspect, light and power provided, window to the rear elevation and side access door.



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welcome to

## Conington Avenue, Beverley

- Bay fronted mid- terraced house
- Three bedrooms
- Popular cul de sac location in Beverley
- Easy access to Flemingate & town centre
- Council Tax Band B

Tenure: Freehold EPC Rating: D

offers in excess of

**£170,000**

### directions to this property:

See below map of property location. For further information on the local area please contact the Residential Sales Team on 01482 880488.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEV106536 - 0004

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