

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^{\prime} 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

 $17' \times 9'$ (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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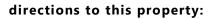
Conington Avenue, Beverley

- 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

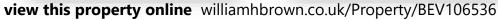
offers in excess of

£170,000



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





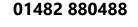


Property Ref: BEV106536 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Coople

Grovehill Rd

Lyndhurst Cl

St Nicholas Church Community Centre

Map data ©2024



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5. H

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Please note the marker reflects the

postcode not the actual property



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