



Alpha Avenue, BEVERLEY, HU17 7JE

Welcome to

Alpha Avenue, BEVERLEY

Vastly extended family home in Molescroft offering four-bedroom accommodation with spacious living areas and gardens, ideal for entertaining. Viewing is highly recommended to fully appreciate this stunning home.



WOW WOW WOW!!! Have you been searching for your dream property in Molescroft which would make you the envy of your family and friends? Then look no further than Alpha Avenue. The property provides deceptively spacious accommodation having been vastly extended to both the rear and side elevations, which is not visible from the street. The house also stands on extensive gardens which comprise of a lawned area, seating area, vegetable plot, workshop/ garage set to the rear boundary. Internally the property has a stunning spacious kitchen and four bedrooms, the master have en suite facilities in addition to the house bathroom. At the ground floor level is a cloakroom/WC, lounge/dining room and living/kitchen/dining area, all of which are presented to a high standard. The living/kitchen/dining area is a stylish heart of the home and has double-glazed French doors giving access to the rear gardens. The kitchen area has an extensive range of base and wall units with solid wood work surfacing, together with a feature island unit with an induction hob incorporating an extractor and electric double oven. There is an integrated fridge/freezer and dishwasher. The lounge/dining room also offers double-glazed French doors to the rear gardens and feature brick fireplace with tiled hearth.

In the agent's opinion this property deserves internal inspection to fully appreciate the quality and scale of the accommodation on offer and would recommend early viewing.

Location

Alpha Avenue is a desirable and established residential cul-de-sac location off Woodhall way in Molescroft and has historically been a sought-after location and boasts easy access to amenities in Beverley town centre.

Entrance Porch

Entrance Hall

Lounge-Dining

25' 2" into window x 11' (7.67m into window x 3.35m)

Living/Kitchen/Diner

21' 7" x 16' 1" (6.58m x 4.90m)

Cloakroom/WC

Landing

Bedroom 1

14' 1" x 11' 3" narrowing to 5' 6" (4.29m x 3.43m narrowing to 1.68m)

En Suite

Bedroom 2

13' 7" into window x 9' 2" +wardrobes (4.14m into window x 2.79m +wardrobes)

Bedroom 3

11' 1" x 9' 2" +wardrobes (3.38m x 2.79m +wardrobes)

Bedroom 4

7' x 6' 7" (2.13m x 2.01m)

Bathroom

Outside

To the front of the property is a resin finished off-street parking area for several vehicles. The extensive rear gardens have a decked seating area with power points and cold-water tap, giving through to a large lawned garden with silver birch tree. To the side of the property is a vegetable and soft fruit area. Within the rear garden is an aluminium-framed greenhouse and a timber store shed.

Detached Workshop

23' 3" x 12' 7" (7.09m x 3.84m)

Brick built with double opening doors to the front and double-glazed windows to the side aspect, together with a double-glazed access door and power points provided.



view this property online williamhbrown.co.uk/Property/BEV107069



Welcome to Alpha Avenue

- Vastly extended family home
- Four first-floor bedrooms with the master having an en suite
- Open plan ground floor living space boasting stunning kitchen area with feature island
- Off-street parking to the front elevation
- Extensive gardens offering lawn, patio area, vegetable plot, and useful workshop/garage

Tenure: Freehold EPC Rating: D
Council Tax Band: C

Directions to this property:

See map below for directions. For more information, please contact the branch on 01482 880488



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV107069



Property Ref:
BEV107069 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 880488



Beverley@williamhbrown.co.uk



5A North Bar Within, BEVERLEY, East Yorkshire,
HU17 8AP



williamhbrown.co.uk