



**Quick & Clarke**  
 PROPERTY SPECIALISTS

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**45 Chestnut Avenue, Beverley HU17 9QX**  
**£225,000**

- No onward chain & vacant possession
- Attractively presented throughout
- Many recent updates
- New roof fitted in 2018
- Modern kitchen & bathroom
- Much sought after residential location
- Off-street parking & garage
- EPC Rating: D
- Council Tax Band: B

In attractive move-in condition, this much loved semi-detached property has been updated over time and boasts a modern kitchen and bathroom. Situated in the ever popular Model Farm area of Beverley, recent upgrades have been to the roof, garage and heating system.

Extended with the addition of a loft bedroom, the property has an appealing layout which offers flexibility of living space and outside the property there is off-street parking, a garage and very well tended gardens.

#### LOCATION

The property is located on Chestnut Avenue on what is commonly known as the Model Farm development on the Eastern side of Beverley. Situated just off Hull Bridge Road, this extremely popular and highly regarded residential area has ease of access down historic Norwood to the amenities of Beverley's town centre.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

Of an L-shape having a modern uPVC front door with ornate glass panels and cloak cupboard.

##### LIVING ROOM

18' x 12' (5.49m x 3.66m)

A very well proportioned living room allowing for flexibility of layout and with picture window to the front elevation. The focal point of the room is a white Adam style fireplace with marble hearth and back housing an electric fire. Open tread stairs lead to the loft bedroom.

##### KITCHEN

12' x 9' (3.66m x 2.74m)

A modern fitted kitchen having a generous range of wall and base storage units with cream Shaker fronts, contrasting granite style laminate work surfaces and matching ceramic tile splashbacks, four ring gas hob with canopy extractor over, composite sink and drainer, slide-out space for gas oven and washing machine, cupboard housing the electric consumer unit and gas meter, window overlooking the garden with further uPVC glass panelled door to one side.

##### BEDROOM 1

11'5" x 9' (3.48m x 2.74m)

Dark wood parquet flooring and window to the front elevation.

##### DINING ROOM

12' x 8'9" reducing to 7'3" (3.66m x 2.67m reducing to 2.21m)

Dark wood parquet flooring and window to the rear elevation overlooking the rear garden.

##### BATHROOM

7' x 5'5" (2.13m x 1.65m)

Three piece sanitary suite comprising panelled bath, pedestal hand wash basin, close coupled w.c., partially tiled walls and window to the side elevation.

##### FIRST FLOOR

##### LANDING

Airing cupboard housing the hot water tank and shelved out for storage.

##### BEDROOM 2

16'10" x 12' reducing to 5'8" (5.13m x 3.66m reducing to 1.73m)

A very well proportioned loft bedroom with window to the side elevation and built-in wardrobes to the back of which is the access door to the loft space.

##### OUTSIDE

The property is set back from the road with a very well tended area of planting immediately in front of the living room window. A Yorkstone driveway leads down the side of the property and provides parking for two cars where a timber gate giving access to the rear garden.

##### GARAGE

Relatively recently constructed concrete sectional garage with up-and-over door and side courtesy door, supplied with light and power.

##### REAR GARDEN

The rear garden is beautifully tended with a central lawn and a Yorkstone crazy paving patio adjacent to the rear of the building. The lawn is surrounded by wide and well stocked flower borders and has the benefit of attracting a lot of sun throughout the day.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system.

##### DOUBLE GLAZING

The property benefits from uPVC double glazing.

##### TENURE

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

##### VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

##### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email [beverley@qandc.net](mailto:beverley@qandc.net)



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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 contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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