



## Lilac Avenue, Beverley, HU17 9UT

£270,000

Re modelled detached house on popular development. 2 reception rooms, modern kitchen & utility room, 3 well proportioned bedrooms plus contemporary bathroom & en suite. Well presented gardens plus off road parking for a number of vehicles.



# 17 Lilac Avenue, Beverley, HU17 9UT

We are delighted to offer for sale this much improved and re modelled detached house located on this popular development with access to amenities and transport links plus nearby 'Good' and 'Outstanding' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern kitchen and utility room plus contemporary bathroom and en suite. Items of further note include the conversion of the garage to create a further reception room, driveway parking for a number of cars plus a feature electric fire and surround to the lounge. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, living dining room, further reception room, kitchen and utility room. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing. There is a part boarded loft with ladder access.

The property benefits from well presented gardens with patio and lawns plus external tap. There is driveway parking for a number of cars.

Tenure - Freehold  
Council tax - Band C

The property comprises.

## GROUND FLOOR

### Entrance Hall

With fitted flooring.

**Living Dining Room 23'2"(max) x 10'7"(max) (7.07m(max) x 3.24m(max))**

A light through room with carpets and timber flooring plus electric fire and surround.

**Further Reception Room 12'0" x 8'2" (3.67m x 2.51m)**

A light dual aspect room with Karndean flooring and blinds.

**Kitchen 10'9"(max) x 9'6"(max) (3.30m(max) x 2.92m(max))**

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus glass splash back. With oven, hob, hood and dishwasher plus access to store, recessed spot lights and vinyl flooring

**Utility 8'3" x 4'0" (2.53m x 1.24m)**

With laminate worktops and flooring.

## FIRST FLOOR

### Landing

With fitted carpets. Access to airing cupboard.

**Bedroom 1 14'4"(max) x 8'7"(max) (4.37m(max) x 2.63m(max))**

With carpets and blinds.

**En Suite 7'6" x 4'8" (2.31m x 1.44m)**

Having contemporary white sanitary ware with vanity basin, tiling, floor tiling and ladder radiator.

**Bedroom 2 10'4" x 8'8" (3.17m x 2.66m)**

With fitted carpets.

**Bedroom 3 8'10" x 8'8" (2.70m x 2.66m)**

With fitted carpets.

**Bathroom 7'7" x 5'5" (2.32m x 1.67m)**

Having contemporary white sanitary ware with shower and screen to bath, vanity basin, tiling and ladder radiator.

## EXTERNAL

The property benefits from well presented gardens with patio and lawns plus external tap. There is driveway parking for a number of cars.





