

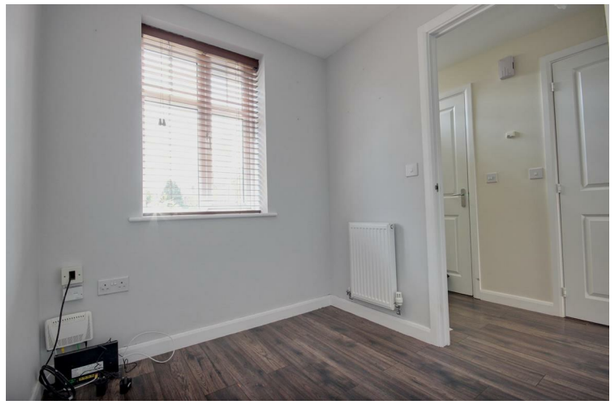














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Quick & Clarke

PROPERTY SPECIALISTS

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34 Newman Avenue, Beverley HU17 7FB

£249,850

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- Two reception rooms inc. 1st floor living room with balcony
- Master bedroom with en-suite
- No onward chain / vacant possession
- Conveniently close to schools and park
- Sought after Molescroft location
- Three spacious double bedrooms
- Modern open plan living dining kitchen
- Council Tax Band: D
- EPC Rating: C

This well-proportioned and attractively laid-out modern townhouse features two reception rooms, including a bright first-floor living room complete with its own private balcony.

The ground floor offers a superb open-plan living, dining, and kitchen space—perfect for entertaining—alongside a practical separate study. Upstairs, the property boasts three spacious double bedrooms, including a generous master bedroom with a private en-suite shower room.

Outside, the low-maintenance rear garden presents a fantastic blank canvas for the new owner to customise. Complete with a garage and off-street parking, viewing this impressive home is highly recommended.

LOCATION
The property is located on Newman Avenue which lies off the northern end of Woodhall Way in one of the most sought after areas of Beverley. The Molescroft area is renowned for families lying close to the school - most notably the Ofsted excellent Molescroft Primary School and with ease of access to the major road network.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
Modern composite front door with glass panel above and security spyhole. Laminate flooring and utility cupboard housing modern Ideal Standard boiler and with space and plumbing for washing machine. Stairs to first floor accommodation.

CLOAKROOM
Two piece sanitary suite comprising close coupled w.c. and corner pedestal hand wash basin. Tiled floor.

STUDY
7'10" x 6'5" (2.39m x 1.96m)
Continuation of the laminate flooring from the entrance hall. Window to front elevation.

OPEN PLAN LIVING DINING KITCHEN
A well proportioned room which leaves space for both living and dining room furniture and with a walk-in bay window to the rear elevation with French doors leading out onto the patio area of the rear garden. The kitchen offers a good range of wall and base storage units with gloss white fronts, laminate work surfaces and ceramic tiled splashbacks. Six ring gas hob with stainless steel splashback and canopy extractor over, double oven, stainless steel sink and drainer, integrated dishwasher and fridge freezer. Continuation of laminate flooring from the entrance hall and large storage cupboard under the stairs.

FIRST FLOOR

LANDING
With cupboard housing hot water cylinder.

LIVING ROOM
10'11" x 13'7" (3.33m x 4.14m)
Positioned on the first floor and in an elevated position with French doors opening out onto a balcony area overlooking the rear garden. Wall mounted electric fire. Laminate flooring.

BEDROOM 1
10'6" x 11'10" (3.20m x 3.61m)
Two windows to the front elevation. Built-in wardrobes.

EN-SUITE SHOWER ROOM
Three piece sanitary suite comprising close coupled w.c., pedestal hand wash basin and shower enclosure. Heated towel rail.

SECOND FLOOR

BEDROOM 2
13'6" x 10'11" (4.11m x 3.33m)
Double bedroom with window to the rear elevation.

BEDROOM 3
13'5" x 12'4" maximum (4.09m x 3.76m maximum)
Window and Velux skylight to the front elevation.

BATHROOM
Three piece sanitary suite comprising close coupled w.c., pedestal hand wash basin and panelled bath with shower attachment over. Heated towel rail.

OUTSIDE
The property sits back from the road with a small area of easy to maintain garden to the front.

The rear garden has been flagged for ease of maintenance and is fenced on three sides. A gate provides access directly to the car parking space which is immediately in front of the garage.

GARAGE
17'8" x 9'9" (5.38m x 2.97m)
Up and over door.

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



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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