

# HUNTERS®

HERE TO GET *you* THERE



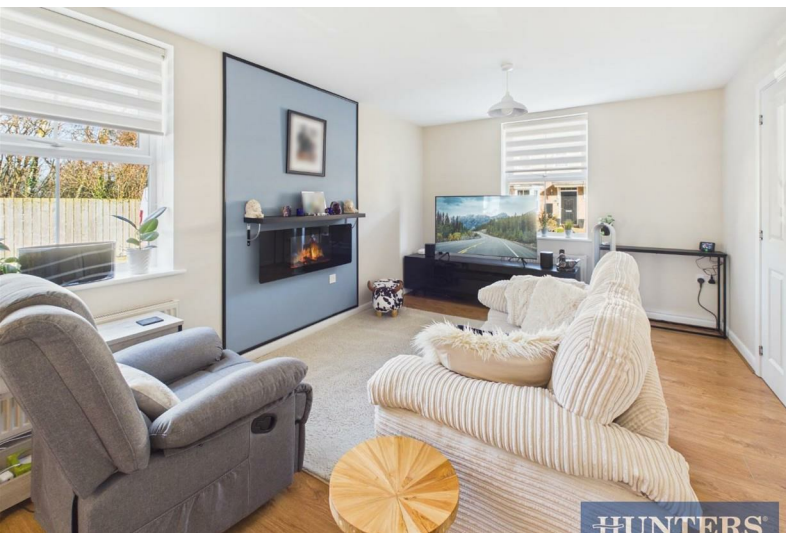
## Newman Avenue

Beverley, HU17 7FB

Offers In The Region Of £275,000



Council Tax: D



# 29 Newman Avenue

Beverley, HU17 7FB

## Offers In The Region Of £275,000



### Entrance Hall

Composite front door, laminated laid wooden style flooring, radiator, power points, with stairs ascending to the first floor landing.

### Downstairs Cloakroom

Tiled flooring, low flush WC, wash hand basin, radiator and extractor fan.

### Living Room

UPVC double-glazed window to the front and side aspect, laminated laid wooden style flooring, feature electric fireplace, radiator and power points.

### Kitchen/Diner

UPVC double glazed french doors, UPVC double-glazed window to the front aspect, laminated laid wood style flooring, part tiled flooring, range of wall and base units with roll top work surfaces, sink and drainer unit, tiled splash back, integrated dishwasher, integrated fridge/freezer, electric oven, electric grill, wine cooler, extractor hood, radiator, and power points.

### Utility Room

Tiled flooring, range of wall and base units with roll top work surfaces, under stairs cupboard, space for a washing machine, space for a tumble dryer, and power points.

### First Floor Landing

The landing houses an airing cupboard, and also has loft access, a radiator and power points. The loft has a pull down ladder and is partly boarded.

### Bedroom 1

UPVC double-glazed window to the front aspect,

fitted wardrobes, air conditioning unit, radiator and power points.

### En-Suite

UPVC double-glazed window to the front aspect, tiled flooring, tiled walls, fully tiled shower cubicle with power shower, low flush WC, wash hand basin with pedestal, heated towel rail and extractor fan.

### Bedroom 2

UPVC double-glazed window to the front aspect, fitted cupboard, radiator, power points and USB power points.

### Bedroom 3/Office

UPVC double-glazed window to the side aspect, fitted desk and cupboard suite with radiator and power points.

### Bathroom

UPVC double-glazed window to the side aspect, tiled walls, Three piece bathroom suite comprising; panel enclosed bath with mixer taps, low flush WC, wash hand basin with pedestal, heated towel rail and extractor fan.

### Garden

### Garage

Up and over garage door, with power and lighting.

### Parking

Driveway and additional guest parking.

### Additional Information

There is a service charge for maintenance of the roads and grounds for approximately £200 per annum.

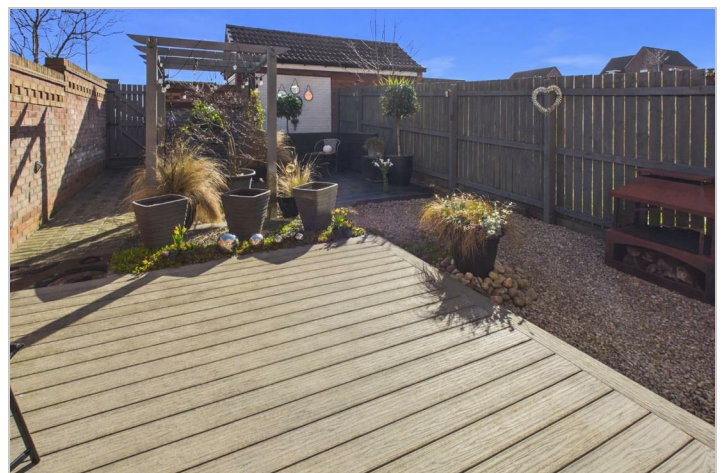
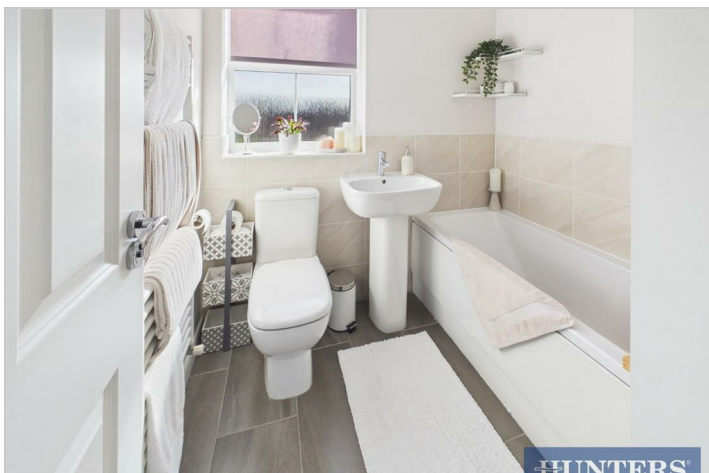
Tel: 01482 861411

Nestled in the sought-after area of Molescroft, Newman Avenue presents a beautifully presented link detached house that is perfect for families and professionals alike. This charming property boasts an inviting open plan living space, ideal for both relaxation and entertaining. With two well-appointed reception rooms, there is ample room for family gatherings or quiet evenings at home.

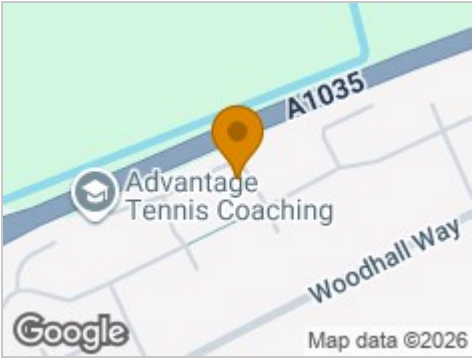
The house features three spacious bedrooms, one which is currently set up as an office suite, perfect for those working from home. The two modern bathrooms ensure convenience for busy mornings and offer a touch of luxury for unwinding after a long day.

Outside, the low maintenance garden is a delightful retreat, allowing you to enjoy the outdoors without the burden of extensive upkeep. Additionally, the property offers a garage with a parking space, a valuable asset in this popular location.

With its appealing design and practical features, this link detached house on Newman Avenue is a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this lovely home your own.



Road Map



Hybrid Map



Terrain Map



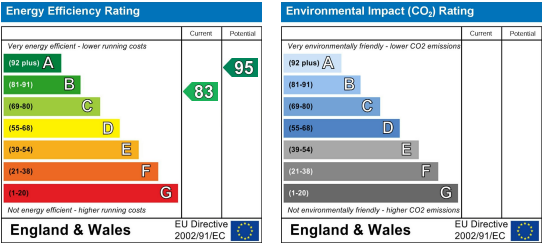
Floor Plan



Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.