



Quick & Clarke

PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk



30 Lime Tree Avenue, Beverley HU17 9QP
£220,000

- Recently renovated & modernised
- Superb cul-de-sac position
- Beautiful light & bright family home
- Attractive kitchen & modern shower room
- Off-street parking & garage
- Council Tax Band: B
- EPC Rating: D

With a fabulous light, warm and bright ambience, this modernised family home is situated on a superb cul-de-sac on the Model Farm development. Offering spacious accommodation and benefitting greatly from a recently fitted modern kitchen and shower room, the property is attractively laid out with a breakfast kitchen to the front and living room to the rear overlooking the garden. With a modern ground floor shower room, there are three bedrooms to the first floor and the integral garage provides the possibility of extending the ground floor living space further. Offering off-street parking and a garage, the property also has well tended gardens to both front and rear. Viewing is highly recommended.

LOCATION

The property is located on the cul-de-sac which forms Lime Tree Avenue and leads off from Highfield Road in this extremely popular area of Beverley locally known as Model Farm. In our opinion one of the best cul-de-sacs on Model Farm benefitting from a peaceful situation in the centre of the development but lying conveniently close to Hull Bridge Road and Norwood for easy access to Beverley's town centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

5'5" x 2'3" (1.65m x 0.69m)
uPVC ornate glass panelled front door and quarry tiled floor.

ENTRANCE HALL

15'4" x 12'4" maximum (4.67m x 3.76m maximum)
Of an L-shape and with a uPVC front door to match that of the entrance porch, oak style laminate flooring and stairs to the first floor accommodation with storage cupboard under.

LIVING ROOM

15'2" x 11'1" (4.62m x 3.38m)
A very well proportioned room situated to the rear of the property and overlooking the garden. Wide patio doors provide for a superb light and bright ambience.

BREAKFAST KITCHEN

16'9" x 8'10" (5.11m x 2.69m)
A modern breakfast kitchen offering a good range of wall and base storage units with ash style fronts, laminate work surfaces and ceramic tile splashbacks, stainless steel sink and drainer, slide-out space for hob, space and plumbing for a washing machine, window to the front elevation and laminate flooring.

SHOWER ROOM

6'3" x 5'5" (1.91m x 1.65m)
A modern shower room offering a three piece sanitary suite comprising corner shower enclosure, vanity unit with inset hand wash basin, back to the unit w.c., fully tiled walls and floor and window to the side elevation.

FIRST FLOOR

LANDING

Window to the side elevation.

BEDROOM 1

10'5" x 11'9" maximum (3.18m x 3.58m maximum)
Range of fitted wardrobes including drawer units and window to the front elevation.

BEDROOM 2

10'7" x 8'7" maximum (3.23m x 2.62m maximum)
Range of fitted wardrobes including a built-in cupboard which is shelved out for storage, matching dressing table and window to the rear elevation.

BEDROOM 3

7'8" x 6'2" (2.34m x 1.88m)
Currently used as a study and with a window to the rear elevation and laminate flooring.

GARAGE

16'7" x 8'1" (5.05m x 2.46m)
An integral garage which allows for the possibility of extending the ground floor living space and with up-and-over door, window to the side elevation and supplied with light and power. Wall mounted modern Ideal Standard gas boiler.

OUTSIDE

The front garden is set back from the road with a dwarf brick wall forming the front boundary. A concrete drive leads up to the garage with an area of lawn to one side. Access can be gained either side of the property through a gate.

The rear garden is divided into two sections with an area of lawn to one side and a wide vegetable plot to the other. There is also a shed for storage.

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).

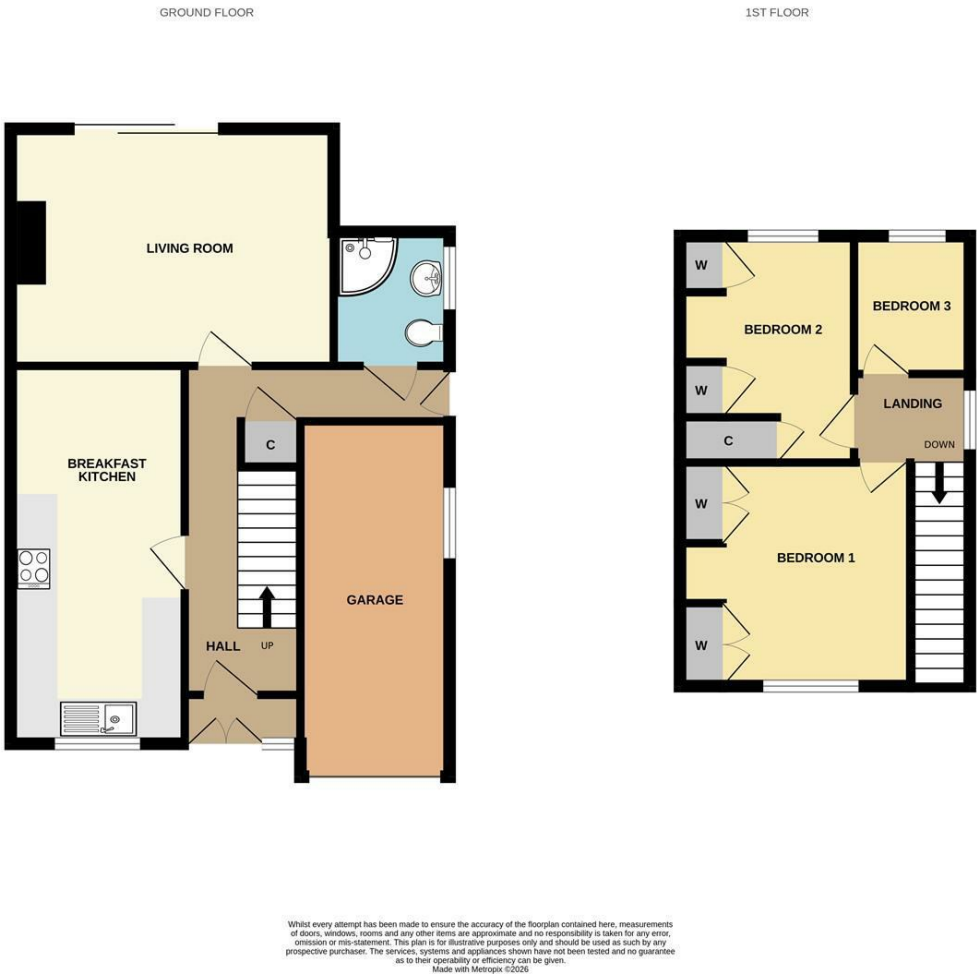
VIEWING

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.