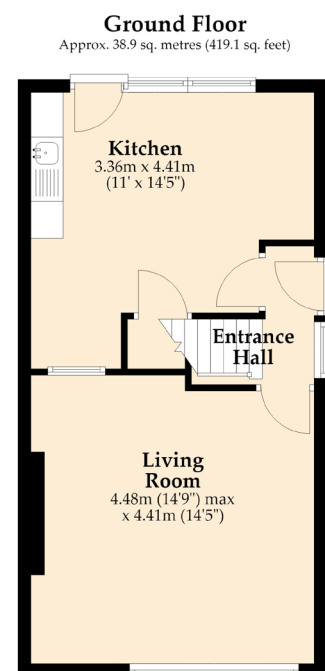
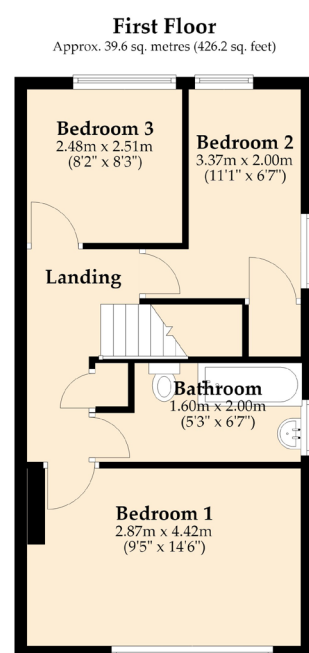




Total area: approx. 78.5 sq. metres (845.2 sq. feet)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 50 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**HEATING AND INSULATION**  
The property has gas-fired radiator central heating and uPVC double glazing.

**SERVICES**  
All mains services are connected to the property. None of the services or installations have been tested.

**TENURE**  
The property is Freehold and offered with the benefit of vacant possession upon completion.

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'C'.

**VIEWING**  
Strictly by appointment with the sole agents on 01482 866844.



**Asking Price**  
**£200,000**

**142 Normandy Avenue,  
Beverley,  
HU17 8PR**



12 Market Place, Beverley | 01482 866844 | [www.dee-atkinson-harrison.co.uk](http://www.dee-atkinson-harrison.co.uk)

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

**Dee Atkinson & Harrison**



An excellent opportunity at this price point to acquire a home on this sought after development, particularly as there is no forward chain. An early viewing is highly recommended.

### LOCATION

The property is located on this sought after estate to the south of Beverley town centre. The nearby shopping centre on Wingfield Way provides a supermarket and other useful shops as well as a gym and there are further local shops on nearby Lincoln Way as well as all the shops and amenities available within Beverley town centre . The location provides excellent access south to Hull and the wider road network via the A164.

### ACCOMMODATION

Entrance Hall - stairs to the first floor and a window to the side.

Living Room - with a fireplace and window to the front.

Kitchen - some wall and base units incorporating a sink and drainer. Understairs cupboard, window and patio doors on to the rear garden.

First Floor Landing - with a loft hatch.

Bedroom 1 - a spacious room with window to the front.

Bedroom 2 - a single bedroom with window to the side and rear.

Bedroom 3 - a single bedroom with window to the rear.

Bathroom - with a 3 piece suite comprising a panelled bath, pedestal wash hand basin and WC. Window to the side.

### OUTSIDE

At the front of the property there is a garden mainly laid to lawn and a driveway which provides parking for several vehicles leads to a single garage with an up-and-over door and window to the rear. A gate leads to the rear garden which is lawned with beds and borders, paving and hedging to the perimeters.

# 142 Normandy Avenue, Beverley, HU17 8PR

### DESCRIPTION

A 3 bedroom semi detached house on this ever popular residential development on the south side of Beverley. Occupying an appealing cul-de-sac location, the property will require some updating but will interest a wide variety of purchasers. There is no forward chain.

This three bedroom semi detached house will make a great family home but is also likely to suit other purchasers. It has been a much loved home for some time but will now require updating to suit most purchasers' requirements. While Normandy Avenue is a longer street, the property sits on one of the cul de sac off-shoots on the west side of the development. With gas fired central heating and uPVC double glazing the accommodation comprises: an Entrance Hall, good sized Living Room, spacious Kitchen, a large Double Bedroom, 2 good sized Single Bedrooms and a Bathroom. There are good sized open plan gardens to the front setting it back from the road, further lawned gardens to the rear and a driveway with parking for a number of cars leads to a single detached garage.

