





The Property Specialists

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5 Newman Avenue, Beverley HU17 7FB
Guide Price £340,000

- Molescroft Primary School catchment
- Beautiful extended modern property
- South west facing garden
- Well presented throughout
- Large dining kitchen and garden room
- Off street parking and garage
- Attractive modern development
- EPC: B

THE PROPERTY

A beautiful modern house recently built by David Wilson and situated in the highly regarded Molescroft Primary School catchment and so convenient for the amenities of Beverley. Situated just off Woodhall Way and on this highly regarded modern development with its wide roads and green amenity areas, this fabulous house will not disappoint.

Beautifully presented throughout and having the benefit of a westerly facing garden, the property has an attractive and modern layout with a large open plan dining kitchen which has been very recently extended to create a fabulous garden room. The further generous sized living room offers great flexibility of living space to the ground floor layout.

The accommodation in brief comprises entrance hall with ground floor cloakroom, generous sized living room, attractive and modern dining kitchen, garden room, utility room and cloaks and to the first floor, master bedroom with en-suite, two further bedrooms and a house bathroom.

The property has a landscaped westerly facing garden, off street parking and garage.

LOCATION

The property is located on a generous sized corner plot on Newman Avenue which is accessed directly off Woodhall Way in this superb and sought after area of Beverley in Molescroft. Benefiting from being in the Molescroft Primary School catchment, this modern development has wide thoroughfares which provide a feeling of space and an attractive uncluttered layout.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

6'4" x 7'9" (1.93m x 2.36m)
Composite front door with window above to create a light and bright feel, inset matwell, contemporary oak style floor covering and stairs to the first floor accommodation.

CLOAKROOM

2'11" x 4'8" (0.89m x 1.42m)
Two piece sanitary suite comprising close coupled WC and wall hung hand wash basin.

LIVING ROOM

17'10" x 10'7" (5.44m x 3.23m)
An attractive dual aspect room with windows to both front and side aspects with cafe style shutters.

DINING KITCHEN

17'9" x 9'6" (5.41m x 2.90m)
Offering a generous range of wall and base storage units with gloss white fronts, contrasting laminate worksurfaces and matching upstand. Six ring stainless steel gas hob with stainless steel splashback and extractor over, integrated double oven, grill and dishwasher. Windows to both front and side aspects with cafe style shutters, open plan into grden room.

GARDEN ROOM

8'9" x 7'9" (2.67m x 2.36m)
This recent extension opens up the kitchen into the garden. With a large lantern roof light, there is also a floor ceiling window on the side aspect and french doors onto the garden.

UTILITY ROOM

5'10" x 5'8" (1.78m x 1.73m)
Wall and base storage units to match those in the kitchen, laminate worksurfaces, space and plumbing for washing machine and tumble drier. Cupboard under stairs, composite glass panelled door.

FIRST FLOOR

LANDING

Access to the loft and double storage cupboard housing the hot water tank.

BEDROOM 1

12'2" x 10'2" (3.71m x 3.10m)
Fitted wardrobes with sliding mirrored fronts, window to the front elevation with cafe style shutters.

EN-SUITE SHOWER ROOM

Three piece sanitary suite comprising pedestal hand wash basin, close coupled WC and shower. Heated towel rail and window to the front elevation.

BEDROOM 2

11'3" x 9'9" (3.43m x 2.97m)
Window to the front elevation cafe style shutters, storage cupboard over the stairs.

BEDROOM 3

8'10" x 7'9" (2.69m x 2.36m)
Built-in corner cupboard, window to the side elevation cafe style shutters.

BATHROOM

6'7" x 6'3" (2.01m x 1.91m)
Three piece sanitary suite comprising panelled bath with thermostatic shower valve over, pedestal hand wash basin and close coupled WC. Tiled splashbacks, window to the side elevation and heated towel rail.

OUTSIDE

The property is situated on a corner plot with a small area of planting to the front. The garden is westerly facing and enclosed by a wall for privacy. There is a patio area adjacent to the dining kitchen and an area of lawn witha further seating area under a pergola. To the rear of the garden is a timber gate which leads out onto the brick sett driveway.

GARAGE

Detached single garage with up & over door and supplied with light and power.

AGENT'S NOTE

In accordance with the 1979 Estate Agents Act, we would confirm that the vendor of this property is related to a Director of Quick & Clarke.

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 (to be confirmed by the vendor's solicitor).

VIEWING

Contact the agent’s Beverley office on 01482 886200 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

EPC RATING

For full details of the EPC rating of this property please contact our office.



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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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.