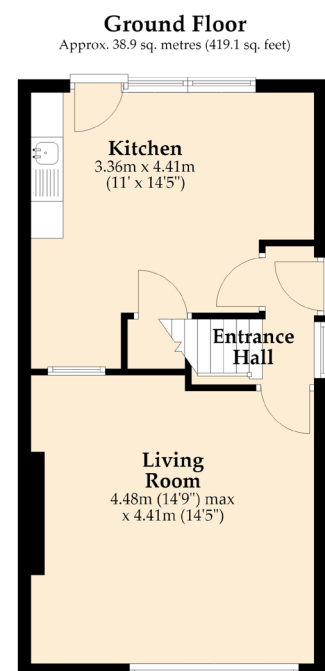
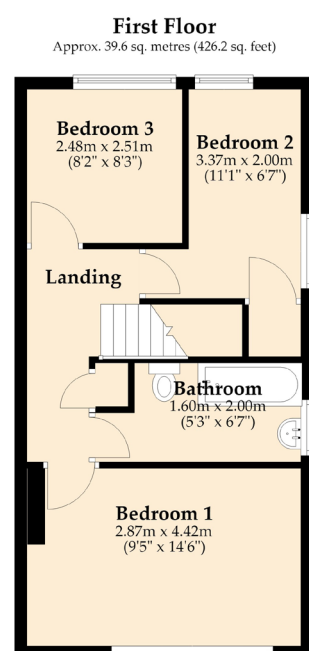




Total area: approx. 78.5 sq. metres (845.2 sq. feet)



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
£210,000

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



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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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.

