



49 Rowan Avenue
Beverley, East Yorkshire HU17 9UN
Offers over £220,000

WP WOOLLEY
& PARKS

49 Rowan Avenue, Beverley, East Yorkshire HU17 9UN

AN IMMACULATELY PRESENTED TRUE BUNGALOW IN A PEACEFUL CUL-DE-SAC LOCATION 360° VIRTUAL TOUR AVAILABLE ONLINE 24/7***

Presented to the highest of standards throughout, this DETACHED true bungalow can not fail to impress! Occupying a very well maintained plot with plenty of off-street parking and a detached single garage, the recently updated accommodation briefly comprises of Entrance Hall, beautifully fitted Breakfast Kitchen with appliances, spacious Living Room, Inner Hall, two double Bedrooms and a modernised Shower Room. The rear garden is landscaped for ease of maintenance, enjoying a sunny, south-facing aspect, with double doors opening out to it from the second bedroom. This is the perfect opportunity for those buyers seeking the convenience of a single storey home in move-in condition.

Entrance Hall 4'10" x 3'3" (1.47m x 0.99m)

A uPVC double glazed panel door opens from the side driveway into a welcoming Hallway, with radiator, ceiling coving and oak effect flooring.

Kitchen 10'10" x 7'9" (3.30m x 2.36m)

Beautifully appointed with a modern range of base, wall and drawer units in a light oak finish, with granite effect rolled edge worktops, matching up-stands and a stainless steel sink unit with draining board. A comprehensive range of Integrated appliances include an electric oven, microwave, electric hob with stainless steel extractor cowl and glass splash back, fridge freezer, washer dryer and a dishwasher. With tiled flooring, double glazed window and gas central heating boiler housed within a tall larder cupboard.

Lounge 16'1" x 13'1" max (4.90m x 3.99m max)

A generous reception room features oak effect flooring, ceiling coving, radiator, tv point, telephone/internet points and a double glazed window to the front elevation.

A living flame gas fire, set within a marble composite hearth and back with timber mantelpiece surround, creates a most appealing focal point.

Inner Hall 5'3" x 2'9" (1.60m x 0.84m)

Giving access from the Lounge into the two Bedrooms and the Shower Room, with oak effect flooring, built-in airing cupboard and loft access hatch.

Bedroom One 14'0" x 9'4" (4.27m x 2.84m)

A very well proportioned double room features oak effect flooring, radiator and a double glazed window to the rear elevation, overlooking the garden.

Bedroom Two 8'11" x 8'5" (2.72m x 2.57m)

A second double bedroom, again featuring oak effect flooring, radiator, and double glazed doors opening out to the garden.

Shower Room 7'0" x 5'5" (2.13m x 1.65m)

A modern white suite comprises a large walk-in shower enclosure, wall-mounted wash basin and a WC, with chrome towel radiator, extractor fan, stylish floor and wall tiling, and a double glazed window.

External

The property has a lovely 'kerb-appeal', standing back from the roadside behind an open lawned frontage, with a paved driveway extending along the side of the property towards the detached single garage.

Garage 17'0" x 8'4" (5.18m x 2.54m)

A sizeable garage features an up and over door from the driveway, with electric lighting and power sockets.

Garden

The rear garden has been hard-landscaped for ease of maintenance, being largely gravelled, with a paved terrace and well stocked planting borders. Enjoying a lovely, sunny, south-facing aspect and a high degree of privacy, set within a good fenced perimeter with gated access from the side driveway.

Services

All mains services are connected.

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Virtual Viewing/Videos

In view of the restrictions imposed by the Government in relation to Coronavirus, a 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

New Viewing Protocols

In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

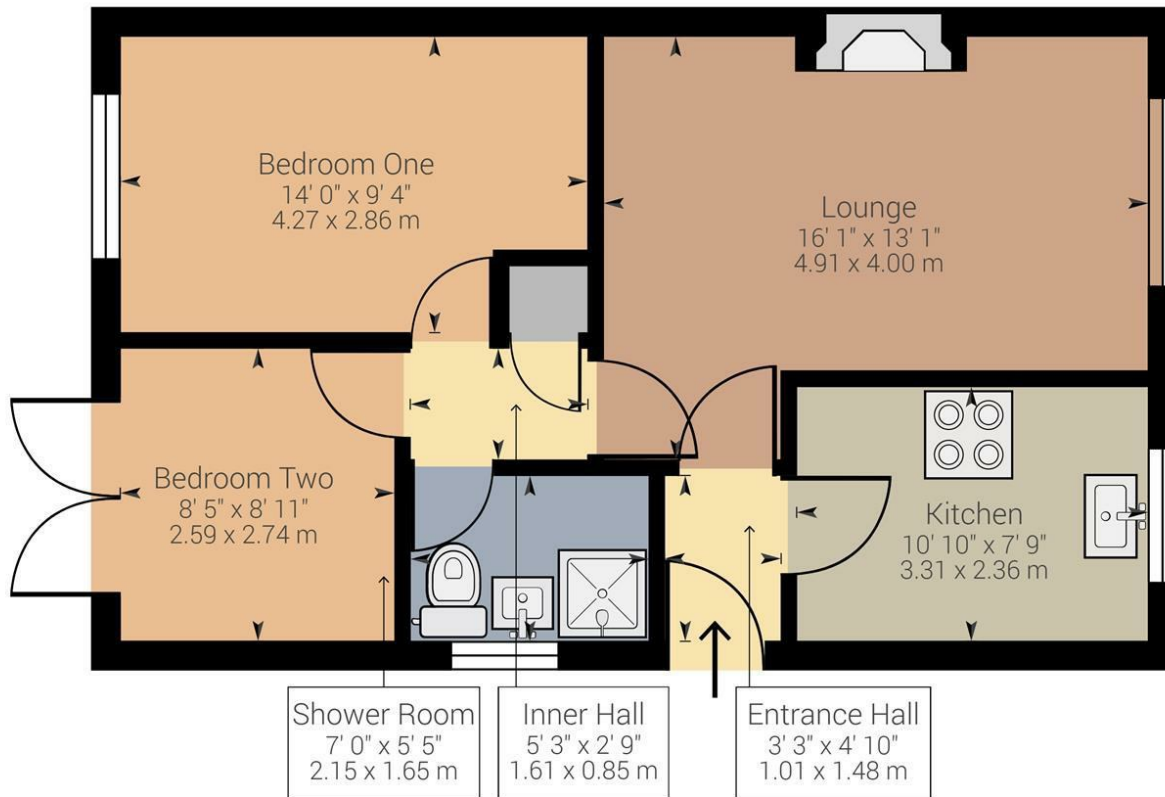
Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.

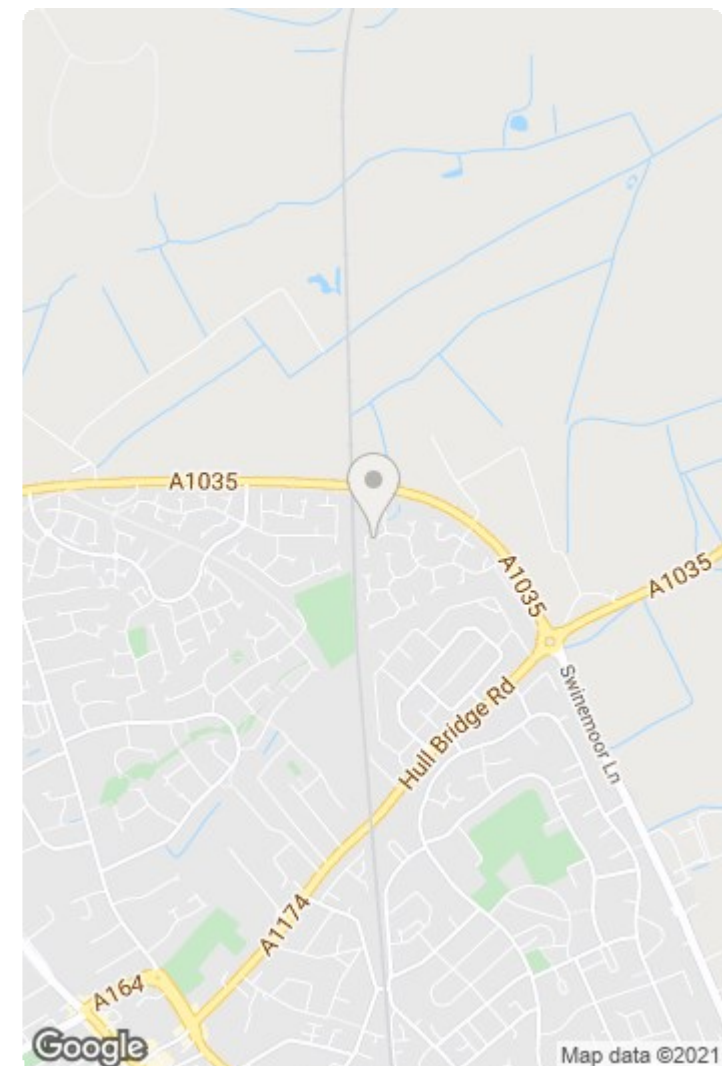




Approximate net internal area: 554.09 ft² / 51.48 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

