



Total area: approx. 146.3 sq. metres (1574.4 sq. feet)



£420,000

8 Crawshaw Avenue,  
Beverley

**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 held under freehold title with vacant possession on completion.

**COUNCIL TAX**

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'E'.

**VIEWING**

Strictly by appointment with the sole agent's Beverley office. Tel: 01482 866844.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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**THE ACCOMMODATION COMPRISES:**

**GROUND FLOOR**

**ENTRANCE HALL**

A welcoming space with dog-leg staircase leading off and a cupboard beneath. Radiator, dado rail and ceiling coving.

**LOUNGE**

A traditional period-style marble-effect fireplace with mahogany surround includes living flame gas fire. Front-facing bay window, radiator and ceiling coving.

**DINING ROOM**

French doors lead to the rear garden. Radiator, dado rail and ceiling coving.

**BREAKFAST KITCHEN**

With a good provision of base and wall cabinets in a light oak Shaker finish with granite-effect laminate worktops incorporating one and a half bowl single drainer sink and breakfast bar. Built-in electric double oven, hob and fridge. Tiled floor and radiator.

**UTILITY ROOM**

Also fitted with matching units incorporating a single drainer sink, plumbing for automatic washing machine and under worktop freezer space.

**SEPARATE WC**

Low level toilet suite and wash-hand basin. Half tiled walls with heated towel radiator and tiled floor.

**FIRST FLOOR**

**LANDING**

Dado rail and ceiling coving.

**BEDROOM ONE**

Fitted with two double wardrobes. Radiator and ceiling coving.

**EN SUITE SHOWER ROOM / WC**

Includes a large quadrant shower enclosure with plumbed shower unit, vanity wash-hand basin and low level toilet suite. Tiled walls with heated towel radiator.

**BEDROOM TWO**

Fitted with two double wardrobes. Radiator.

**BEDROOM THREE**

Single fitted wardrobe. Radiator.

**BEDROOM FOUR**

Radiator.

**BATHROOM / WC**

Equipped with a large bathtub and vanity wash-hand basin and WC. Tiling to walls and floor. Heated towel radiator. Built-in cupboard housing gas boiler with slatted shelves.

**OUTSIDE**

**INTEGRAL GARAGE**

Up-and-over door, personal door and electric light and power. There is a short carport /canopy area in front of the garage over part of the private side driveway which is approximately two cars in length.

**GARDENS**

Attractive and well-established gardens are extensively stocked. To the front there is an array of shrubs and perennials. The rear garden faces south-east and has power and lights. Paved terrace area with timber shed which also has power and lighting, raised beds incorporating a water feature and a lawn with extensively planted beds including mature shrubs and trees providing a screen on the rear boundary.

# 8 Crawshaw Avenue, Beverley, HU17 7QW

**DESCRIPTION**

This is an attractive home all round, offering nicely proportioned detached four bedroomed accommodation with a private and mature landscaped rear garden which has a south easterly aspect. Built in 1987 the property enjoys an established cul-de-sac position off Copandale Road within easy reach of amenities and open space. There are two reception rooms, the dining /day room opening into the main garden, and a sizeable comprehensively fitted kitchen with separate utility. It is an ideal family house, with three of the bedrooms being generous doubles, one having a full en-suite shower/wc.

**SITUATION**

It is under a mile from this property into Saturday Market Place, the centre of Beverley's vibrant shopping area in and around which is a wide range of amenities including cafe bars & restaurants, bus and rail stations, a theatre and historic buildings. There are also sports facilities in the town including a leisure centre & swimming pool, golf and horse racing courses on the Westwood common pastures. St Mary's junior school is within about half a mile of the property and playing fields are a shorter walk away.

