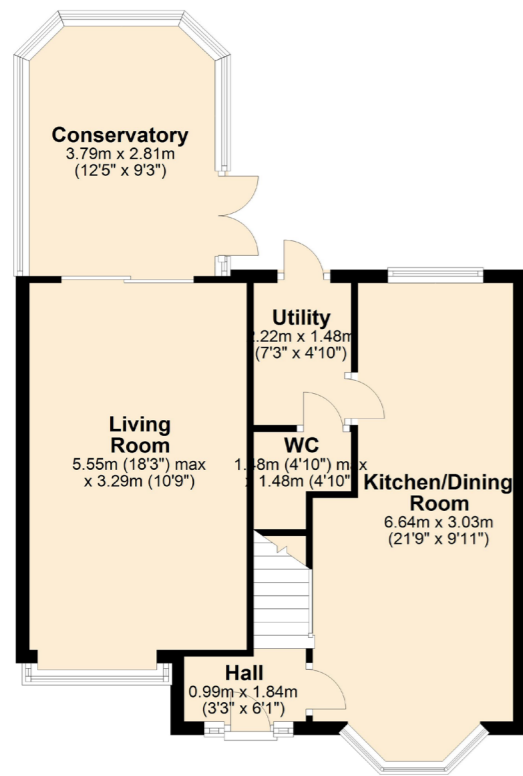
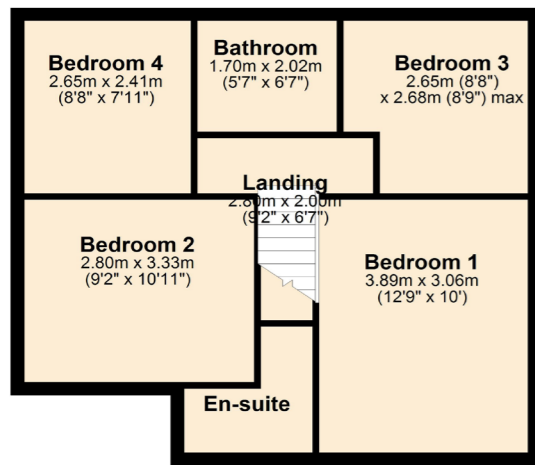


**Ground Floor**



Floorplan of existing building. Plan produced using PlanUp.

**First Floor**



**£279,950**

**78 Rowan Avenue, Beverley**

**HEATING & 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 on (01482) 866844.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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**



**THE ACCOMMODATION COMPRISES:**

**GROUND FLOOR**

**HALLWAY**

Entrance door, windows to front, stairs to first floor, laminate flooring and a radiator.

**KITCHEN/DINING ROOM**

Bay window to front, window to rear, tiled flooring, work surfaces, gas hob with extractor over, electric oven, fridge freezer, 1 1/2 bowl sink, wall units and two radiators

**UTILITY**

Door to garden, window to rear, work surfaces, washing machine, dishwasher, tiled floor and a radiator.

**WC**

Tiled flooring, toilet, sink and a radiator.

**LIVING ROOM**

Square bay window to front, carpet flooring, fire place, television point. sliding doors leading to the conservatory and two radiators.

**CONSERVATORY**

Windows to both sides and rear, double doors leading onto the garden, tiled flooring and a fan to the ceiling.

**FIRST FLOOR**

**LANDING**

Carpet flooring and a loft hatch.

**BEDROOM ONE**

Window to front elevation, built in wardrobes, carpet flooring and a radiator.

**EN-SUITE BATHROOM**

Window to front elevation, tiled flooring, tiled walls, toilet, sink, shower cubicle and a heated towel rail.

**BEDROOM TWO**

Window to front elevation, cupboard, carpet flooring and a radiator.

**BEDROOM THREE**

Window to rear elevation, laminate flooring and a radiator.

**BEDROOM FOUR**

Window to rear elevation, carpet flooring and a radiator.

**BATHROOM**

Window to rear elevation, tiled flooring, toilet, sink, panelled bath with shower over and a heated towel rail.

**OUTSIDE**

**GARAGE**

Power supply and lighting.

**FRONT**

To the front of the property is a driveway for two/three cars, and a side drive leading to the garage.

**REAR**

To the rear of the property is a private, mainly lawned, good size garden with a paved and decked area.

# 78 Rowan Avenue, Beverley, HU17 9UN

**DESCRIPTION**

Four bedroom detached home, the property is located on a corner plot and has been extended so offers spacious living. The property briefly comprises:- Hall, kitchen/dining area, downstairs W.C, utility, living room, conservatory, to the first floor is the landing, family bathroom, four bedrooms and an en-suite bathroom located off the main bedroom.

**SITUATION**

Rowan Avenue is located on the outskirts of Beverley comprising of a variety of Houses and Bungalows, the location is ideal for access to Beverleys town centre, which is just a short 5 minute drive away, and also benefits from convenient routes to Hull, York, Driffield and the east coast. Beverley is an historic market town, with a vibrant town centre full of shopping and recreational opportunities, and a full range of sporting and public transport facilities.

