

CLUBLEYS
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56 Minster Avenue
Beverley, HU17 0ND

Asking price
£160,000



THE LOCATION

The popular and highly regarded historic market town of Beverley in East Yorkshire boasts an excellent range of local amenities including extensive range of shops, numerous bars and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. Great transport links to Hull, York and beyond, and a Railway Station.

THE PROPERTY

Conveniently situated within this highly sought after area of Beverley, a short walking distance from Beverley Minster, Flemingate shopping centre and the many amenities this historic town has to offer, is this two bedroom terrace home. The property would make an ideal purchase for first time buyers or investors and benefits from a parking space. An internal viewing is highly recommended to appreciate the accommodation on offer which comprises:- entrance hall, kitchen, living room, two double bedrooms and a bathroom. Front and rear gardens. Outside store.



THE ACCOMMODATION COMPRISES:-

GROUND FLOOR:-

ENTRANCE HALL 3'3" x 3'11" (0.99 x 1.20)

Having a UPVC double glazed front entrance door, carpet flooring.

LIVING ROOM 13'6" x 14'11" (4.11 x 4.54)

With a UPVC double glazed window to the front elevation, carpet flooring, gas fire, television point, stairs to the first floor accommodation and a double radiator.

KITCHEN 13'6" x 8'4" (4.11 x 2.54)

UPVC double glazed window and door leading to the well kept rear garden. Vinyl flooring. Fitted with a range of wall and base units, work surfaces, sink unit, part tiled walls, four ring hob and double oven unit with extractor. Plumbing for washing machine and space for fridge.

FIRST FLOOR:-

LANDING

Carpet and loft access.

BEDROOM ONE 13'6" x 8'4" (4.11 x 2.53)

Two UPVC double glazed windows to the rear elevation looking out onto the Minster Church, carpet flooring and a radiator.

BEDROOM TWO 13'6" x 7'2" (4.11 x 2.19)

Two UPVC double glazed windows to the front elevation, carpet flooring, cupboard, fitted wardrobes and a radiator.

BATHROOM 7'4" X 6'0" (2.23 X 1.84)

Modern bathroom with fully tiled walls, extractor fan and three piece white suite comprising:- bath with shower over, low level WC and wash hand basin. Heated towel rail and laminate flooring.

OUTSIDE:-

Parking space.

FRONT GARDEN

Lawned front garden with mature shrubs.

OUTSIDE STORE

Outside store to the front, handy for storage with electric and gas metres.

REAR GARDEN

Delightful rear garden with lawned area immediately with shrub and flower borders. Gated access to the car park and shed.

ADDITIONAL INFORMATION:-

None of the appliances have been checked by the agent.

SERVICES

Mains gas, electricity and drainage. Telephone subject to renewal by Kingston Communications.

LOCAL AUTHORITY

East Riding Of Yorkshire Council

TENURE

Freehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am - 5:30 pm Monday to Friday

9 am - 3 pm Saturday

10.30 am - 1 pm Sunday

9 am - 1 pm Bank Holidays

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01482862846 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.

A broker fee of £199 will be charged on application.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.



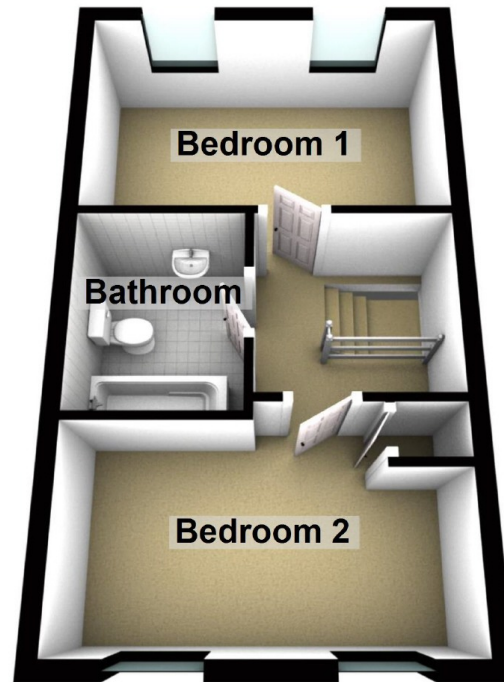
Floor Plan

This plan is for illustrative purposes only

Ground Floor



First Floor



CLUBLEYS

Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

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