



19 Browns Way, Beverley HU17 8FQ
Offers Over £340,000

- Detached family home
- Popular modern development
- Corner plot
- Four bedrooms
- Two bathrooms
- In excess of 1100 sq ft
- Garage and gardens
- PVCu sealed unit double glazing
- Gas central heating
- EPC Rating: TBC

THE PROPERTY

This four bedroom detached family home is situated on a well proportioned corner plot on a very popular modern development which itself is to be found to the South side of Beverley town centre benefitting from the close proximity of Morrison's supermarket as well as having excellent road access to Beverley town centre itself, Kingswood and Hull city centre. The accommodation is arranged over two floors and extends to in excess of 1100 sq ft having two reception rooms with kitchen utility and cloakroom at ground floor whilst at first floor there is a master bedroom with en-suite shower room, three further bedrooms and a modern family bathroom. The house stands on a corner plot with open plan lawns to front and side as well as a particularly attractive fenced and walled stone paved and lawned garden. To the rear of the plot is a detached single garage.

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities including an extensive range of shops including many high street chains, numerous public houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Laminate floor, return staircase to the first floor and radiator.

LIVING ROOM

15'6" x 12'0" (4.72m x 3.66m)
With polished stone fireplace and hearth having electric pebble fire with PVCu sealed unit double glazed window and radiator.

DINING ROOM

12'3" x 8'7" (3.73m x 2.62m)
Laminate floor, PVCu sealed unit double glazed bay window and radiator.

KITCHEN

12'3" x 9'9" narrowing to 7'7" (3.73m x 2.97m narrowing to 2.31m)
With a range of modern base and eye level units having roll edge work surfaces incorporating an electric double oven and gas hob with canopy overhead, one and a half bowl single drainer sink unit, fitted breakfast bar, tiled floor and PVCu sealed unit double glazed window.

UTILITY ROOM

7'9" x 6'0" (2.36m x 1.83m)
Fitted worktop with single drainer sink unit and wall mounted gas fired central heating boiler, plumbing for automatic washing machine, tiled floor, PVC sealed unit double glazed door to outside and radiator.

CLOAKROOM

With a low level WC with wash hand basin, tiled floor, PVCu sealed unit double glazed window and radiator.

FIRST FLOOR

LANDING

PVCu sealed unit double glazed window and built in airing cupboard housing hot water cylinder.

MASTER BEDROOM

14'0" x 12'0" (4.27m x 3.66m)
Fitted wardrobes and PVCu sealed unit double glazed window.

EN-SUITE SHOWER ROOM

Having shower in cubicle, wash basin and low level WC, tiled floor and walls, PVCu sealed unit double glazed window and radiator.

BEDROOM 2

14'6" x 9'8" narrowing to 6'0" (4.42m x 2.95m narrowing to 1.83m)
PVCu sealed unit double glazed windows and radiator.

BEDROOM 3

9'3" x 8'7" (2.82m x 2.62m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 4

8'8" x 7'8" (2.64m x 2.34m)
PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

8'9" x 4'7" (2.67m x 1.40m)
Panelled bath with shower attachment over, wash basin and low level WC, tiled floor, PVCu sealed unit double glazed window and radiator.

OUTSIDE

The house stands on a corner plot with open plan lawns to the front and side whilst at the rear is a fenced and wall enclosed garden with substantial stone paved area along with lawned garden and gravel beds.

GARAGE

The property benefits from a detached single garage with pitched tile roof having an electric door.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property has the benefit of gas central heating.

DOUBLE GLAZING

The property has PVCu double glazing.



GROUND FLOOR



1ST FLOOR

VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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