



QUICK&CLARKE

The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk



51 Minster Avenue, Beverley HU17 0ND
£117,500

- Superb location close to centre
- Immaculate & well laid out property
- Light, bright homely feel
- Off-street parking in car park
- Easy to maintain rear garden
- New boiler Nov 2018
- EPC Rating: TBC

THE PROPERTY

A beautifully proportioned and attractively laid out one bedroomed, modern mid-terrace. Light, bright and homely, the property benefits from an easy to maintain garden to the rear and parking in a private car park. In a superb position with ease of access to the centre of Beverley, the property is ideally positioned for the amenities of the town centre, the Flemingate development and Beverley Sports Centre. The accommodation in brief comprises: Entrance porch, generously sized living room with wide archway through to the kitchen and to the first floor a double mezzanine bedroom and bathroom.

LOCATION

The property is located on Minster Avenue, an attractive and established residential development with a large amount of green space and trees. Accessed off Long Lane close to Beverley Minster, the property is in a very convenient location to access all of the amenities of the town centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

4'3" x 3' (1.30m x 0.91m)
Having a modern composite front door with glass panels.

LIVING ROOM

12'8" x 14'2" (3.86m x 4.32m)
A well proportioned living room having an ornate carved wooden fireplace with granite hearth and back housing an electric 'wood burning stove' with a further capped off gas tap behind. A wide archway leads through to the kitchen.

KITCHEN

7'10" x 12'6" (2.39m x 3.81m)
An attractive kitchen offering a generous range of wall and base storage units with laminate work surfaces and ceramic tiled splashbacks, stainless steel sink and drainer, slide out space for an electric hob, oven and washing machine, utility cupboard currently housing the fridge freezer, a uPVC glass panelled door opening onto the rear garden and a further window to one side. Wall mounted Worcester Bosch boiler (fitted in November 2018 and with the balance of a 10 year warranty).

FIRST FLOOR

LANDING

With a window to the rear elevation.

DOUBLE BEDROOM

12'8" x 9'8" (3.86m x 2.95m)
With a storage cupboard over the stairs housing the hot water tank and a high level roof light.

BATHROOM

7'4" x 6'3" (2.24m x 1.91m)
With a three piece sanitary suite comprising panelled bath with shower attachment over, pedestal hand wash basin and low level w.c., window to the rear elevation and ceramic tiled splashbacks.

OUTSIDE

The property sits back from the road with a wide area of grass to the front which is maintained by the Local Authority. The front garden has a small area of lawn and steps to the front door. To the side of the property and belonging to the house is a covered area which has wrought iron gates to both the front and rear. This is the original service strip for the development. The space above is accessed by a hatch and could be used for storage.

The rear garden has been flagged for ease of maintenance and is relatively private with a gate providing access to the car park. With a shed for storage, the rear garden is a blank canvas for the new owner. In the car park to the rear of the property there is private parking for one car with further space if required for visitors.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Contact the agent’s Beverley office on 01482 886200 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.



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.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2019