**Floor Plan**

- **Bedroom 1**: 4.23m x 2.72m (13'11" x 8'11"")
- **Bedroom 2**: 2.86m x 3.47m (9'4" x 11'5")
- **Hall**: 2.08m x 1.66m (6'10" x 5'5")
- **Shower Room**: 2.08m x 1.66m (6'10" x 5'5")
- **Lounge/Diner**: 5.27m x 3.65m (17'4" x 12')
- **Kitchen**: 3.01m x 2.54m (9'11" x 8'4")
- **Entrance Hall**

**HEATING & INSULATION**
The property has uPVC double glazing throughout and gas fired central heating.

**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 'B'.

**VIEWING**
Strictly by appointment with the sole agent's Beverley office on (01482) 866844.

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**90 Chestnut Avenue**
**Beverley**

**£185,000**

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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.
The accommodation comprises:

Entrance Hall
- Wall-mounted gas combination boiler and radiator.

Lounge
- With a contemporary polished stone-effect fireplace with a timber surround which incorporates an electric fire. Two radiators and ceiling coving.

Kitchen
- Fitted with a range of base and wall cabinets with cream cottage-style fronts and oak trim with woodblock-effect laminate worktops including a one and a half bowl porcelain sink. Gas cooker, radiator and approx half-height wall tiling.

Inner Hallways
- With two storage cupboards.

Bedroom One
- Radiator.

Bedroom Two
- Fitted with a range of three full-height wardrobes and a separate low level storage unit. Radiator and patio doors to rear garden.

Shower Room/WC
- With fully tiled walls and a wet room-style floor which includes a level access shower area with electric shower fitment and curtain. Pedestal wash-hand basin and low level toilet suite. Radiator and ceiling coving.

Outside

Detached Garage
- Of brick construction with a felt roof with up-and-over door, electric light and power. Approached over a block-paved private side driveway.

Gardens
- To the front of the property a gravelled and paved garden is contained within timber paling fence boundaries. The rear garden is also low maintenance comprising areas of paving, slate and gravel with individual specimen shrubs on the rear boundary. Fully enclosed with a side wall and timber fencing.

Description

This well positioned semi detached bungalow enjoys a private plot providing a south west facing rear garden which is fully enclosed and has been hard landscaped for easy maintenance. The outside facilities also include a private block paved drive and detached brick garage. The two bedroomed accommodation is appointed with gas central heating and double glazing and whilst representing an opportunity to carry out some further modernisation or alteration to suit individual tastes and requirements, has been a well cared for comfortable home for the same occupier for 45 years.

Situation

The bungalow is located the Model Farm Estate on the north east side of Beverley town about a mile away from the centre. This popular residential development includes its own small parade of local shops which is within easy walking distance and there is a bus service from the entrance to the estate on Hull Bridge Road into the town centre.