



45 Newman Avenue
Beverley, East Yorkshire HU17 7FB
£274,000

WP WOOLLEY
& PARKS

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SPACIOUS AND VERSATILE MODERN TOWNHOUSE IN A PRIME LOCATION

This superb three storey townhouse sits in a fantastic position, overlooking an open recreational space at the heart of this popular development, within the highly regarded and much sought after Molescroft district of Beverley. Built to a high specification and offering a generous and very well planned arrangement of accommodation, with great versatility, the property includes a wonderful open plan living/dining kitchen with doors out to the garden, as well as a handy cloakroom/WC and study to the ground floor. Upstairs there is a further lounge (or possible fourth bedroom) with a balcony and the master bedroom with en-suite. The top floor boasts a further two generous double bedrooms and the house bathroom. Outside there are pleasant lawned gardens to the front and rear, as well as a parking space in front of a detached single garage.

Entrance Hall

A modern composite entrance door, with double glazed window above, opens into an inviting hallway with radiator and decorative cover. A built in store cupboard houses the gas combination boiler, with plumbing for a washing machine and a fitted extractor fan.

Cloakroom/WC 5'0" x 3'0" (1.52m x 0.91m)

A white suite comprises WC and a pedestal wash basin with splash back tiling, plus radiator and double glazed window.

Study 7'9" x 6'4" (2.36m x 1.93m)

An increasingly essential home work space, with a double glazed window to the front elevation, radiator and telephone point. Families might prefer to use this space as a playroom or snug/gaming room.

Open Plan Living/Dining Kitchen 24'9" into bay x 13'9" max (7.54m into bay x 4.19m max)

A fantastic open plan social space features a kitchen fitment at one end, with ample room to accommodate a dining table as well as a seating area, and double doors out to the garden. The kitchen comprises a stylish range of base, wall and drawer units in a cream, high-gloss finish with wood effect work surfaces, a composite FRANKE sink unit and splash back tiling. Integrated appliances include a six-ring gas hob with stainless steel splash back and extractor cowl, electric double oven, fridge freezer and dishwasher. Slate effect vinyl flooring and a useful under-stair store cupboard off. The living space extends beyond, with two radiators, TV aerial point and double glazed side windows to the bay.

First Floor Landing

With a radiator and a built-in airing cupboard.

Lounge 13'9" x 10'11" (4.19m x 3.33m)

This naturally light and airy reception room, or possible fourth bedroom,

features two radiators, TV and telephone points, and double glazed French doors opening to a lovely balcony area.

Bedroom One 13'9" x 10'6" max (4.19m x 3.20m max)

A very comfortable double bedroom features twin double glazed windows to the front elevation, a radiator and a TV aerial point. A bank of fitted wardrobes spans one wall, with hanging rails and shelving.

En-suite 6'3" max x 6'0" max (1.91m max x 1.83m max)

A white suite comprises a shower enclosure with a mains plumbed shower unit, pedestal wash basin and WC. Attractive tiling to splash backs, towel radiator and extractor fan.

Second Floor Landing

Providing access to:

Bedroom Two 13'9" x 11'0" max (4.19m x 3.35m max)

A generous double bedroom with front facing double glazed window and adjacent Velux roof light, radiator and TV aerial point.

Bedroom Three 13'9" x 12'3" max (4.19m x 3.73m max)

Another good double bedroom, with radiator, TV aerial point and a double glazed window to the rear. A loft hatch with drop-down ladder gives access to a boarded loft space.

Bathroom 6'6" x 6'4" max (1.98m x 1.93m max)

A white suite comprises of a panelled bath with mains plumbed shower over, pedestal wash basin and WC. Attractive wall tiling, extractor fan and towel radiator.

External

The property is approached over a tarmac driveway, providing vehicle parking space in front of the detached single garage, featuring an up and over door, electric lighting and power sockets. A pathway leads towards the front door and a side access gate, across an open lawned

garden with attractive planted borders.

The rear garden is predominantly lawned, with an Indian sandstone paved patio terrace and fenced perimeters. A favourable South-West aspect enjoys plenty of sunshine, making the patio terrace a great space in which to sit out or dine al-fresco.

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

New Viewing Protocols

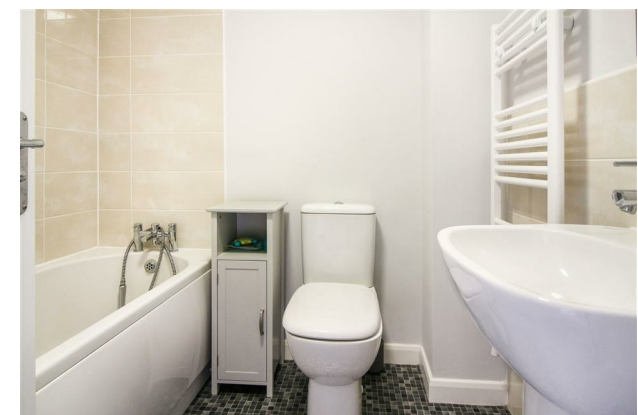
In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

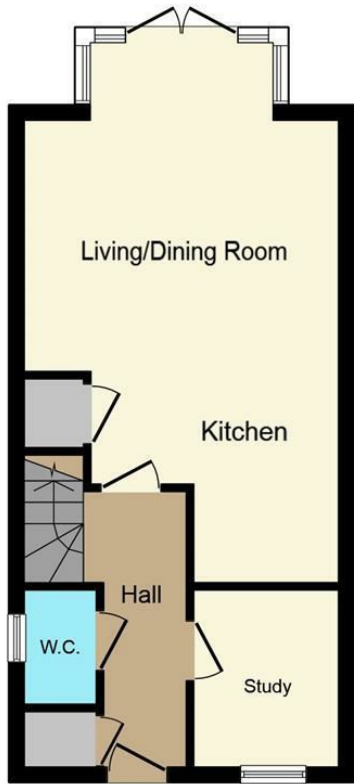
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Draft Details:

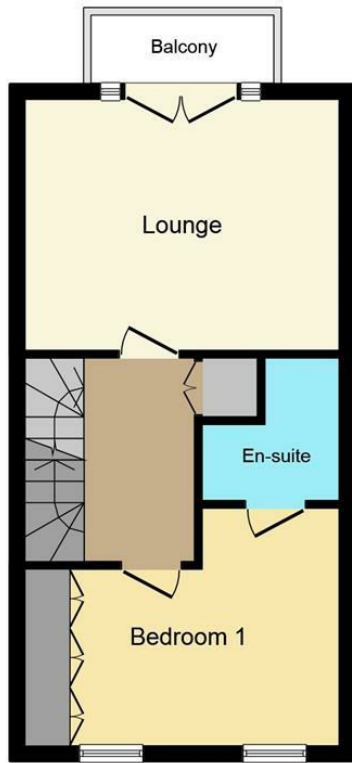
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.





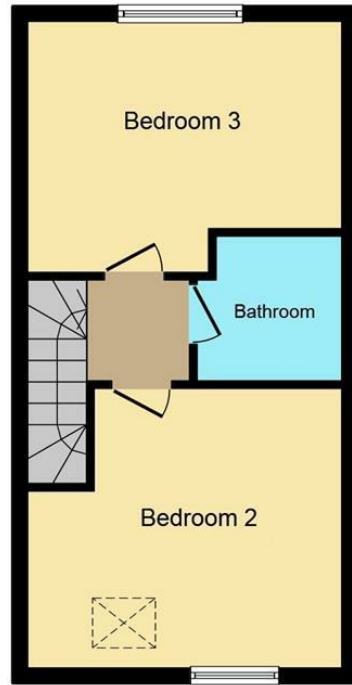
Ground Floor

Floor area 39.0 sq. m. (420 sq. ft.) approx



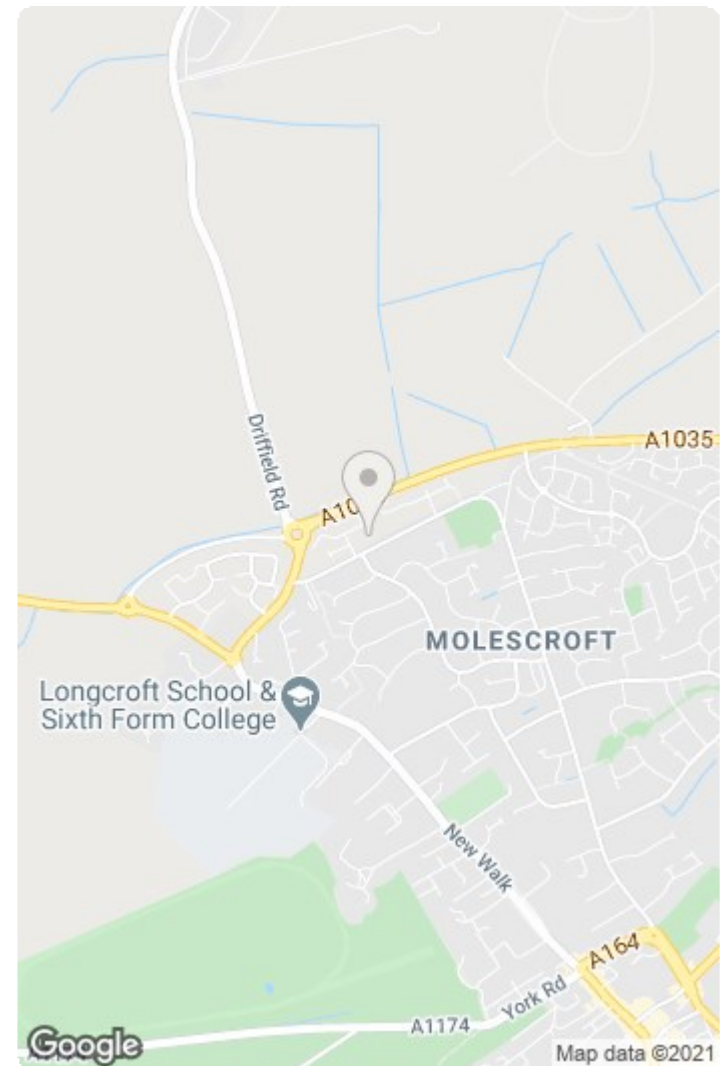
First Floor

Floor area 36.0 sq. m. (388 sq. ft.) approx



Second Floor

Floor area 36.0 sq. m. (388 sq. ft.) approx



Total floor area 111.0 sq. m. (1,195 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

