



QUICK & CLARKE
The Property Specialists

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49 Rowan Avenue, Beverley HU17 9UN
£235,000

- Fabulous two bed detached bungalow
- Immaculate 'move in' condition
- Modern kitchen & bathroom
- Two double bedrooms
- Southerly facing garden
- Attractive cul-de-sac position
- No forward chain
- Off-street parking & garage
- Easy to maintain gardens
- EPC: Awaited

THE PROPERTY

A beautifully looked after, updated and immaculately presented detached bungalow in a superb cul-de-sac position. In 'move in' condition, the property has been much loved and benefits from a modern kitchen and bathroom, and with two double bedrooms which overlook the easy to maintain Southerly facing garden. With a superb modern fitted kitchen, the property has a Southerly aspect to the rear and has off-street parking and a detached garage.

LOCATION

The property is located on Rowan Avenue and benefits from a Southerly aspect to the rear. Rowan Avenue is accessed off Grange Road (the Northern bypass) on the North-Eastern side of Beverley.

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and 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

ENTRANCE HALL

5'6" x 3'4" (1.68m x 1.02m)

The property is accessed from the driveway to the side and has a uPVC glass panelled front door and attractive oak laminate flooring which runs through most of the bungalow.

LIVING ROOM

16'4" x 13'2" (4.98m x 4.01m)

A well proportioned room offering space for both living and dining room furniture, the focal point being a white Adam style fireplace housing gas living flame fire. Oak laminate flooring and bay window to the front elevation.

KITCHEN

10'1" x 7'9" (3.07m x 2.36m)

A beautiful, modern kitchen offering a generous range of wall and base storage units with ash fronts and granite style work surfaces with matching upstand, porcelain tiled floor, four ring electric hob with glass splashback and stainless steel extractor over, integrated oven, microwave, fridge, freezer and dishwasher which hasn't been used, stainless steel sink and drainer, cupboard housing the modern Worcester Bosch Greenstar boiler and window to the front elevation.

INNER LOBBY

Oak laminate flooring and airing cupboard housing the hot water tank.

BEDROOM 1

14'2" x 9' (4.32m x 2.74m)

A continuation of the oak laminate flooring and window to the rear elevation.

BEDROOM 2

9'10" x 8'6" (3.00m x 2.59m)

French doors lead out onto the Southerly facing garden and there is a continuation of the laminate flooring.

BATHROOM

A superb modern bathroom suite in white with wall hung hand wash basin and close coupled w.c., corner shower enclosure with frameless glass screen and electric shower, porcelain tile floor and partially tiled walls.

OUTSIDE

The property is set back from Rowan Avenue with an area of lawn to the front and a concrete and gravel drive which leads down the side of the property providing ample parking for a number of cars.

GARAGE

17'1" x 8'4" (5.21m x 2.54m)

Up-and-over door, supplied with light and power and with the opportunity of further storage in the roof space.

REAR GARDEN

Southerly facing and relatively private, the rear garden has been gravelled for ease of maintenance and is accessed through a timber gate from the driveway. With wide and well stocked flower borders, the perimeter is fenced and there is a gate providing access to the Western aspect of the property.

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.

EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and the 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 Metagap ©2020