



**16 Lilac Avenue, Beverley HU17 9UT**  
**£260,000**

- Outstanding family home
- Two reception rooms
- Lovely conservatory with glass roof
- Three bedrooms
- Great school catchment area
- Excellent off-street parking
- Good size garden
- EPC: Awaiting

#### THE PROPERTY

A substantial three bedroom detached house, located on a generously proportioned corner plot with substantial off-street car parking facility. The property offers two reception rooms with kitchen and cloakroom at ground floor level and has been further enhanced by a beautiful conservatory with glass roof at the rear. To the first floor there are three good size bedrooms and a contemporary family bathroom. The accommodation is further complemented by the front and rear gardens and the side double driveway leading to the detached single garage. The property is in an excellent residential location in a great school catchment area.

#### LOCATION

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

##### GROUND FLOOR

##### ENTRANCE HALL

Laminate floor, PVCu sealed unit double glazed entrance door and radiator.

##### CLOAKROOM

Low level w.c. and pedestal wash hand basin, laminate floor, PVCu sealed unit double glazed window and radiator.

##### LIVING ROOM

14'6" x 12'5" (4.42m x 3.78m)  
Feature inset gas pebble fireplace, PVCu sealed unit double glazed bay window, French doors to dining room and radiator.

##### DINING ROOM

11'10" x 9' (3.61m x 2.74m)  
Laminate floor, PVCu sealed unit double glazed doors to conservatory and radiator.

##### CONSERVATORY

8'7" x 13' (2.62m x 3.96m)  
Of brick and PVCu sealed unit double glazed construction with glass roof having laminate floor and underfloor heating, integral blinds and French doors to garden.

##### KITCHEN

10'8" x 8'7" (3.25m x 2.62m)  
White base and eye level units having roll edge work surfaces incorporating an electric hob with canopy over, electric oven, plumbing for automatic washing machine and dishwasher, stainless steel single drainer sink unit, PVCu sealed unit double glazed window overlooking rear garden, wall mounted gas fired central heating boiler, door to rear garden and radiator.

##### FIRST FLOOR

##### LANDING

Built-in storage cupboard, PVCu sealed unit double glazed window and radiator.

##### BEDROOM 1

14'7" x 9'6" (4.45m x 2.90m)  
PVCu sealed unit double glazed window and radiator.

##### BEDROOM 2

11' x 8'8" (3.35m x 2.64m)  
PVCu sealed unit double glazed window and radiator.

##### BEDROOM 3

9'2" x 8'6" (2.79m x 2.59m)  
PVCu sealed unit double glazed window and radiator.

##### BATHROOM

6'2" x 5'6" (1.88m x 1.68m)  
Panelled bath with electric shower over, pedestal wash basin and low level w.c., tiled floor and walls, PVCu sealed unit double glazed window and radiator.

##### OUTSIDE

To the front of the property is an open plan lawned garden and to the side is a double driveway with a further open lawned area offering excellent off-street car parking facility.

To the rear of the property is an extremely well proportioned lawned garden with planting areas.

##### GARAGE

The property benefits from a detached brick and tile single garage supplied with light and power.

##### 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.



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 herein, 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.  
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