



QUICK & CLARKE
The Property Specialists

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48 Chester Avenue, Beverley HU17 8UQ
Asking price £315,000

- NO CHAIN!
- Two receptions/four bedrooms
- Multiple car parking
- Excellent school catchment
- Convenient for the town centre
- Principal bedroom with ensuite
- South-West facing garden
- EPC - D

THE PROPERTY

An attractive and spacious four bed family house situated on this extremely popular modern development on the South side of Beverley. Offering two reception rooms and four bedrooms, the principal bedroom has an en-suite bathroom. The garden benefits from a South-West facing aspect to the rear and with the addition of a conservatory. With multiple car parking to the front, there is also an integral garage which also allows the further potential of being converted to create additional living space (subject to the necessary planning consents).

LOCATION

The property is located on Chester Avenue which is accessed off Ripon Avenue from Lincoln Way on this extremely popular modern development on the South side of Beverley. Providing a convenient position to access the major road network, there is also a network of pathways which lie close to the property and lead directly via quiet roads into the centre of Beverley and to Keldmarsh School. The property is also in the catchment area of Beverley High School for girls and the Grammar School for boys.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

uPVC door with stained glass panel and inset mat well leading through to a carpeted hallway. Having stairs to the first floor accommodation and integral door leading through into the garage.

W.C.

Modern two piece sanitary suite (fitted last year) comprising close coupled w.c., vanity unit with semi-recessed hand wash basin, quartz floor, fully tiled walls, chrome heated towel rail and window to the front elevation.

LIVING ROOM

15'11" x 11'5" (4.85m x 3.48m)
White Adam style fireplace with marble hearth and back housing gas living flame fire. Double timber doors lead through into the dining room and there is a bay window to the front elevation.

DINING ROOM

9'9" x 9'4" (2.97m x 2.84m)
Patio doors leading through into the conservatory and oak style laminate flooring.

KITCHEN

14' x 9'3" (4.27m x 2.82m)
Offering a good range of wall and base storage units with white fronts and laminate work surfaces, matching breakfast bar, four ring stainless steel gas hob with extractor over, one and a half bowl sink and drainer, mosaic tiled splashbacks, integrated fridge, combi-oven and microwave, window to the rear elevation and glass panelled door providing access to the side of the property.

CONSERVATORY

12'5" x 9'9" (3.78m x 2.97m)
South-Westerly facing and with French doors leading out onto the garden.

FIRST FLOOR

LANDING

Window to the side elevation and cupboard housing hot water tank.

PRINCIPAL BEDROOM

13'1" x 12'2" (3.99m x 3.71m)
A range of fitted wardrobes including overbed and bedside units, modern cupboards with sliding mirrored fronts and window to the front elevation.

EN-SUITE SHOWER ROOM

Three piece sanitary suite comprising vanity unit with semi-recessed hand wash basin, corner shower enclosure, back to the unit w.c., chrome heated towel rail, window to the side elevation and tiled walls.

BEDROOM 2

13'11" x 9'11" (4.24m x 3.02m)
Fitted wardrobes including desk unit and built-in cupboard. Window to the front elevation.

BEDROOM 3

9'6" x 8'3" (2.90m x 2.51m)
Window to the rear elevation, fitted wardrobes and built-in cupboard.

BEDROOM 4

9'5" x 9'5" (2.87m x 2.87m)
Fitted drawer units and desk. Window to the rear elevation.

BATHROOM

6'4" x 6' (1.93m x 1.83m)
Three piece sanitary suite comprising panelled bath with shower over and wet wall splashbacks, vanity unit with semi-recessed hand wash basin, back to the unit w.c. and additional cupboard space, tiled walls and floor, chrome heated towel rail and window to the rear elevation.

OUTSIDE

The property is set back from Chester Avenue with a wide brick sett drive providing ample parking for a number of cars. To one side is an area of lawn. The drive leads up to the garage.

GARAGE

17'6" x 7'10" (5.33m x 2.39m)
Up-and-over vehicular door, integral door leading into the hallway and further uPVC glass panelled door opening onto the side of the property. Supplied with light and power, space for washing machine and dryer, a cupboard and wall mounted modern Worcester Bosch boiler.

REAR GARDEN

The rear garden is South-Westerly facing with two patio areas, one adjacent to the kitchen and one to the side of the property. There is a central lawn surrounded by flower borders and the garden is fenced on three sides. A shed occupies a wide area to the side of the property and there is a gate providing access back to the front garden.

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 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 is given to their operability or efficiency can be given.
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