



£395,000

**40 Central Avenue,
Beverley**

HEATING & INSULATION

The property has gas fired radiator central heating and uPVC double glazing.

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 'E'.

VIEWING

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



11 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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40 Central Avenue, Beverley, HU17 8LL

DESCRIPTION
 A detached chalet house in an attractive and popular part of Beverley offering versatile accommodation that will appeal to the retirement or family market, the property being set amidst individual detached homes a very reasonable short walk from the town's Westwood common pastures and central shops and amenities. The property offers a deceptive amount of internal accommodation, over 1,400 sq ft in total, with a master bedroom and dining room both having direct access out into the most attractive and private rear garden. Two further double bedrooms upstairs are well fitted with furniture and the property has a comprehensively equipped modern kitchen and bathroom with wetroom shower area.

SITUATION
 Central Avenue is on the southwest side of Beverley's town centre. A 300m footpath walk leads onto the Westwood - the open pastures adjoining the town which are home to a golf course and race course. It is a little more than 600m to the central pedestrianised shopping area within and around which are an abundance of national chain and individual local specialist shops and a wide range of cafes, bars and eateries. This distance also takes in amenities and attractions including a doctor's surgery, library, theatre, the historic Minster and both Minster junior school and the Grammar school.



THE ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL
 Staircase leads off. Radiator, dado rail and ceiling coving.

LOUNGE
 Features a polished stone fireplace with living flame gas fire and a front-facing bow window. Radiator, ceiling coving and six wall lights.

DINING ROOM
 A rear sun bay extension has a glass roof and French doors opening to the garden. Two radiators. Sliding doors to:

KITCHEN
 Comprehensively fitted with base and wall cabinets including worktops to all walls. Appliances include dishwasher, fridge, electric oven, microwave, 4-ring gas hob and extractor hood. Radiator and tiled floor.

BEDROOM ONE
 French doors to rear garden. Radiator, ceiling coving and two wall lights.

BATHROOM
 Includes a wet room-style shower area, a panelled bath with mixer taps and shower attachments, toilet suite and wash-hand basin. Towel radiator and built-in double airing cupboard containing hot water tank (fitted electric immersion heater) and slatted shelves.

SEPARATE SHOWER
 A second plumbed shower unit with large shower tray and tiled walls.

UTILITY ROOM
 Fitted with storage including a run of base units with worktop and single drainer sink, tall cupboard and wall cupboards, plumbing for automatic washing machine and gas central heating boiler. This room has been created within the rear part of an integral garage leaving a small:

GARAGE / STORE
 With up-and-over door.

FIRST FLOOR

LANDING
 Velux roof window.

SEPARATE WC
 With toilet and Velux roof window.

BEDROOM TWO
 A front-facing room, very well equipped with fitted furniture including wardrobes, dresser, drawers and bookcases. Wash basin. Radiator.

BEDROOM THREE
 A rear-facing room also with fitted furniture including wardrobes, bedside cabinets, a dresser and vanity wash basin. Radiator.

EXTERNAL
 To the front of the property is a private driveway and a planted bed and borders. The main garden at the rear is private, being enclosed by a brick wall and close boarded fences. A lawn has established borders planted with shrubs and perennials and there is a circular evening patio. An area including a pond and rockery is set behind an iron railing fence. Potting shed.