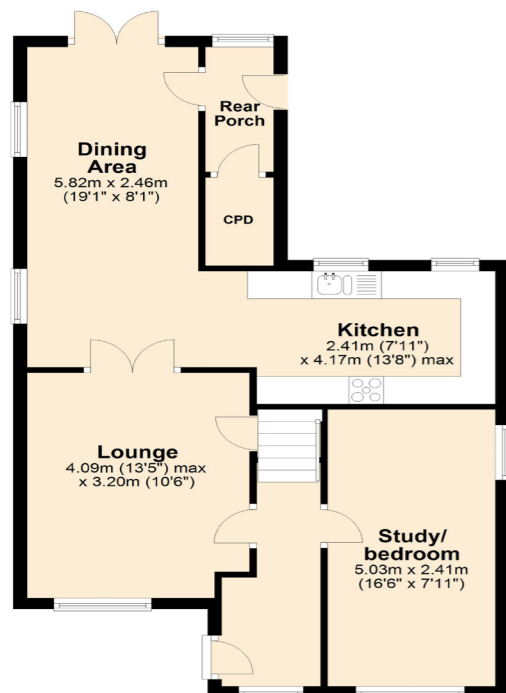


Ground Floor

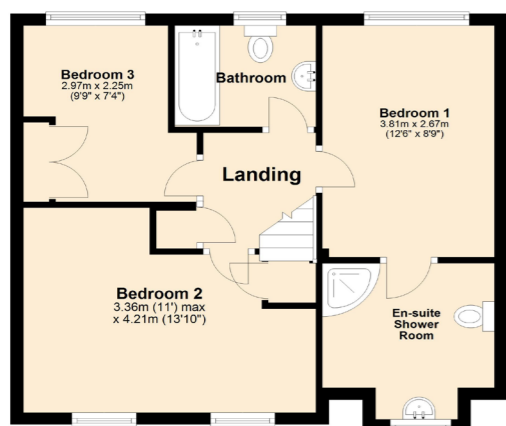
Approx. 61.4 sq. metres (660.7 sq. feet)



Total area: approx. 107.0 sq. metres (1151.3 sq. feet)

First Floor

Approx. 45.6 sq. metres (490.7 sq. feet)



**Offers Over
£279,950**

**31 Marchant Close,
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 'C'.

VIEWING

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	71	
(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	



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THE ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

Radiator.

LOUNGE

Has a feature wood burning stove with modern tiled back hearth. Coving to the ceiling and French doors leading to the:

DINING AREA

A spacious area with French doors leading out on to the rear garden. Radiators.

KITCHEN

Having been recently comprehensively refitted with a range of base, wall and drawer units, built-in oven, 5-ring gas hob with extractor hood above, dishwasher, wine cooler, fridge and freezer. This room is open plan to the dining area.

OFFICE / BEDROOM

Converted from a garage and currently used as a bedroom/office, this room offers versatility for a variety of uses.

REAR LOBBY

Has a cupboard with plumbing for an automatic washing machine. Door leading to the rear garden.

BEDROOM ONE

With a double glazed window to the rear elevation. Radiator.

EN SUITE SHOWER ROOM

Comprising a low flush WC, pedestal wash-hand basin and corner shower. Partly tiled walls and radiator.

BEDROOM TWO

Has double glazed windows to the front elevation. Storage cupboard and radiator.

BEDROOM THREE

With a double glazed window to the rear elevation. Fitted wardrobes with overhead fitment. Radiator.

FAMILY BATHROOM

Has a white suite comprising a low flush WC, pedestal wash-hand basin and bath with mixer tap, shower fitment and glass screen. Fully tiled walls. Radiator.

EXTERNAL

To the front of the property is a block paved driveway providing ample parking and a lawned area with wrought iron gate to the side. The rear garden is mainly laid to lawn with raised decked areas, borders and fencing to the boundaries. There is also a garden shed with lighting and power.

FIRST FLOOR

LANDING

Loft hatch.

31 Marchant Close, Beverley, HU17 9GE

DESCRIPTION

This immaculately presented three bedroomed detached family home briefly comprises to the ground floor an entrance hall, lounge, dining area which is open plan to the newly upgraded kitchen, rear lobby with plumbing for an automatic washing machine and a converted garage currently used as a bedroom/office. To the first floor there are three bedrooms, an en suite shower room to the master bedroom, and a family bathroom. At the front of the property a block paved frontage provides ample parking and there is a pleasant garden to the rear. **MUST BE VIEWED!**

SITUATION

Marchant Close is a cul-de-sac comprising a variety of houses and bungalows which is located on the outskirts of Beverley, just off the town's northern bypass, Grange Way, which provides road links to surrounding areas within East Yorkshire. Beverley boasts an extensive range of shops both in the historic town centre and the modern Flemingate retail and entertainment centre where there is a cinema and additional opportunities to eat and drink out. Various sports clubs are located around the town, which also has a railway station for easy access into the city of Hull and a bus station.

