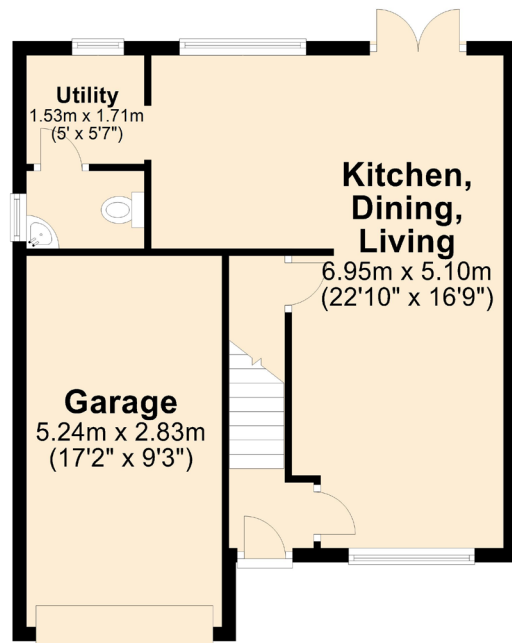


Ground Floor

Approx. 51.1 sq. metres (550.4 sq. feet)

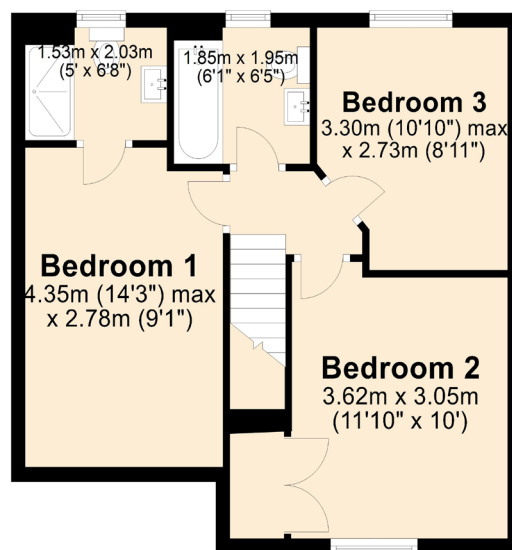


Total area: approx. 96.3 sq. metres (1036.2 sq. feet)

Floorplan of existing building.
Plan produced using PlanUp.

First Floor

Approx. 45.1 sq. metres (485.8 sq. feet)



£290,000

**17 Mulberry Croft,
Beverley**

HEATING & INSULATION

Gas-fired radiator central heating and uPVC double glazing are installed.

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 'D'.

VIEWING

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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 95 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 83 B | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



17 Mulberry Croft, Beverley, HU17 0WS

DESCRIPTION

Set within a small cul-de-sac in a completed part of the Queens Court housing development this recently built house enjoys the majority balance of the builder's warranty and provides an attractive balance of open plan ground floor living space and three nicely proportioned bedrooms, the master having an en-suite. A rear kitchen and dining space has direct access out to the enclosed and south facing rear garden, large enough for children to play out, although the property is close to public open play space and is within a few minutes walk of the Outstanding rated Keldmarsh Primary School.

SITUATION

The property is accessed off Voases Way and Woodmansey Mile, to the south side of the town. This position is around a mile on foot from the main shopping area in the centre of Beverley and in addition to a wide range of shopping amenities there are many places to eat and drink, along with attractions including a theatre, cinema, and the historic Minster.



THE ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE LOBBY

Staircase leads off.

LOUNGE

Radiator and understairs cupboard.
Open plan to:

DINING KITCHEN

A well laid out kitchen space includes base and wall cabinets in a gloss finish with a good amount of work surfaces including inset single drainer sink. Appliances include an electric oven, gas hob with hood, dishwasher and fridge freezer. The dining area has a radiator and French doors to the garden.

UTILITY AREA

Fitted with matching storage units, worktop and plumbing for automatic washing machine. Radiator.

SEPARATE WC

With toilet suite and wash-hand basin.

FIRST FLOOR

LANDING

BEDROOM ONE

Radiator.

EN SUITE SHOWER ROOM

With a generous tiled shower enclosure with plumbed shower fitment and sliding door, toilet suite and wash-hand basin.

BEDROOM TWO

Built-in double bulkhead cupboard. Radiator.

BEDROOM THREE

Radiator.

BATHROOM:

Fitted with a bath having a plumbed shower and screen above and splashback tiling, toilet suite and wash-hand basin. Radiator.

EXTERNAL

INTEGRAL GARAGE

Wall-mounted gas central heating boiler. Front double width block paved driveway providing parking for two vehicles.

GARDENS

The property has a small area of front lawn and side borders. The garden at the rear is fully enclosed by close-boarded fencing. There is a full width area of paved patio and a lawn which enjoys a southerly aspect.