



## 1a Little Clover | Beverley

A delightful detached bungalow, in this quiet cul de sac location, within easy access of the historic market town of Beverley.

- A well-proportioned two bedroom detached bungalow
- Master bedroom with en-suite, further double bedroom and house shower room
- Lawned gardens to the front and rear
- Kitchen, utility room, dining room and sitting room
- Integral garage and off-street parking
- Within walking distance of the centre of the popular market town and its amenities

**Guide Price £325,000**



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## ACCOMMODATION

### ENTRANCE HALL

15'8 x 5'8 (4.78m x 1.73m)

With front aspect timber effect uPVC double glazed door, cupboard housing the manifold under floor heating system, further cupboard housing the Stelflow unvented water storage tank, loft hatch and roof light.

### DINING ROOM

11'8 x 8'5 (3.56m x 2.57m)

With built-in display cabinet, twin light tunnels through the roof void.

### KITCHEN

11'8 x 9'2 (3.56m x 2.79m)

With a range of modern fitted base and wall mounted units with granite effect work surfaces over, 1 & ½ bowl and twin drainer sink unit with chrome mixer taps over, integral double Neff oven and grill, electric, electric NEFF hob and extractor hood over, plumbing for dishwasher, uPVC double glazed window to the rear.

### UTILITY ROOM

9'4 x 6' (2.84m x 1.83m)

With fitted base and wall mounted units and work surfaces over, stainless steel sink and drainer with chrome mixer taps over, plumbing for washing machine, extractor fan, internal door to the garage, uPVC double glazed door to the outside.

### SITTING ROOM

16'11 x 14'6 (5.16m x 4.42m)

A dual aspect room with uPVC double glazed windows to the side and uPVC French doors to the rear garden, fitted book shelves

### BEDROOM 1

16'10 x 11'6 (5.13m x 3.51m)

With uPVC double glazed window to the front, fitted wall length wardrobe suite, separate built-in book shelf.

### EN-SUITE SHOWER ROOM

6'6 x 6'3 (1.98m x 1.91m)

With corner shower cubicle with glazed door, chrome fittings, low flush wc, pedestal wash hand basin with chrome mixer tapes, chrome heated towel rail, extractor fan.

### BEDROOM 2

13'3 x 10'6 (4.04m x 3.20m)

With uPVC double glazed window to the side.

### HOUSE SHOWER ROOM

6'6 x 6'4 (1.98m x 1.93m)

With a corner shower cubicle with glazed doors with chrome fittings, low flush wc, pedestal wash hand basin, chrome mixer taps, chrome heated towel rail and extractor fan.



### INTEGRAL GARAGE

19'8" x 8'10" (5.99m x 2.69m)

Electric roller shutter door to the front, personnel door in to the utility room, wall mounted Ideal Logic Plus gas boiler.

### OUTSIDE

A private gravelled driveway allows for parking for a single vehicle in front of the garage. There is a lawned garden area to the front and stone flag walkways to the front and both side elevations, leading to the enclosed rear lawned garden with timber panel fencing to 3 sides.

### SERVICES

We understand that the property is connected to mains gas, electricity, water and drainage. The services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

### TENURE

We understand to be freehold with vacant possession upon completion.

### VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

### DIRECTIONS

From our Malton office, proceed through Norton on the B1248 Beverley Road. The B1248 becomes the A1035; continue towards Molescroft and at the Swinemoor Lane roundabout at the east side of Molescroft take the third exit on to Hull Bridge Road. Little Clover is the fourth right turn off Hull Bridge Road. 1a can be easily identified by our BoultonCooper 'For Sale' board.

### COUNCIL TAX BAND

We are verbally informed the property lies in Band E. Prospective purchasers are advised to check this information for themselves with East Riding of Yorkshire Council - 01482 393939.

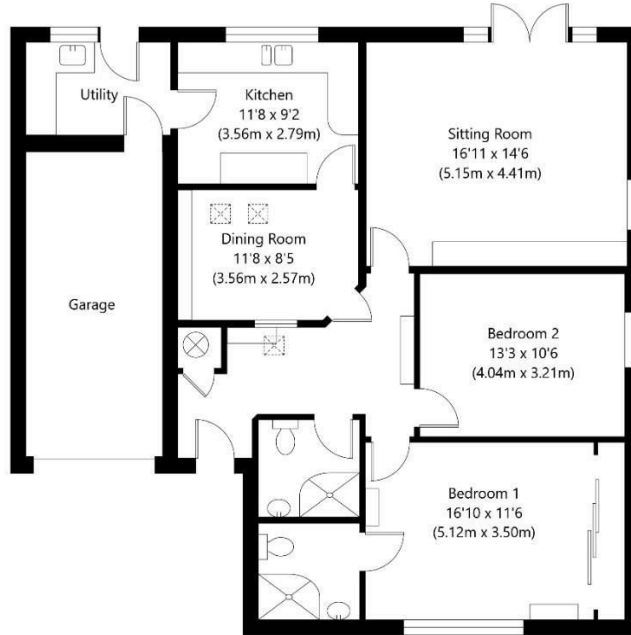
### ENERGY PERFORMANCE RATING

Assessed in Band B. The full EPC can be viewed at our Malton Office imminently.



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Little Clover, Beverley, HU17 9HQ



Ground Floor - (Excluding Garage)  
GROSS INTERNAL FLOOR AREA  
APPROX. 1087 SQ FT / 100.99 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1087 SQ FT / 100.99 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## VIEWING

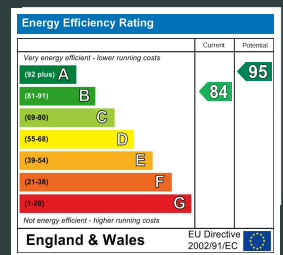
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## COUNCIL TAX BAND

E

## ENERGY PERFORMANCE RATING

B



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### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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**BC**  
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