



**Birch Close, Beverley, HU17 9RD**  
Offers Over £255,000



---

Platinum Collection

## **Birch Close, Beverley, HU17 9RD**

---

This extremely versatile 4 bedroom semi-detached dormer bungalow is ideally situated in a cul-de-sac location and has recently undergone a complete renovation, with no expense spared. This impressive property now benefits from a stunning vastly extended kitchen/open plan day room with sky light and sliding rear doors creating an extremely light and open space ideal for modern living.

The property further benefits from a Utility Room; Cloakroom; Living room, Ground Floor Bedroom/Reception Room; Three Bedrooms; Contemporary Family Bathroom.



# Birch Close, Beverley, HU17 9RD

## Key Features

- SOUGHT AFTER LOCATION
- FULLY RENNOVATED
- 4 BEDROOMS
- STUNNING FULLY INTEGRATED KITCHEN
- AMPLE PARKING
- VASTLY EXTENDED
- CONTEMPORARY BATHROOM
- FULLY REWIRED
- BRAND NEW COMBI BOILER
- PRIVATE REAR GARDEN



Energy Efficiency Rating	
Current	Potential
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
England & Wales	

## BEVERLEY

The market town of Beverley is famous for its Minster, Westwood, racecourse & market places and is steeped in history. The town offers a vast array of local shops and amenities and railway station and is located some 10 miles North of the City of Hull, 25 miles southeast of York. Good road & rail connections offer easy access for the A63/M62 motorway link, Humber Bridge & the East Coast.

## ENTRANCE HALL

A pleasant entrance hall with Luxury Vinyl Tile (LVT) flooring, providing access to all ground floor rooms including storage cupboard and cloakroom.

## KITCHEN

21'3 x 12 (6.48m x 3.66m)  
This stunning fully integrated modern kitchen benefits from navy blue wall and base units in a matt finish with contrasting marble effect work surfaces. The impressively designed space also has a kitchen island with breakfast bar adding to the modern look and feel. The kitchen is fully equipped with integrated appliances including Fridge/Freezer; Dishwasher; Double Oven; Electric Hob; Extractor Fan and recessed spotlights.

## OPEN PLAN LIVING/DINING ROOM

19'5 x 9'4 (5.92m x 2.84m)  
Versatile living space with LVT flooring, skylight and sliding rear doors providing a lovely aspect onto the rear patio and garden.

## UTILITY ROOM

Providing plumbing for an automatic washing machine, worktop, new ideal combi boiler and sliding door providing access to the cloakroom.

## CLOAKROOM

Houses a low flush WC and a neat vanity sink unit.

## LIVING ROOM

18'1 x 12 (5.51m x 3.66m)  
An extremely generous living space with ample natural light with large window to the front elevation. Houses staircase providing access to the first floor accommodation.

## RECEPTION ROOM/BEDROOM 4

11'3 x 8'10 (3.43m x 2.69m )  
A versatile space that could be used as a bedroom or a further reception room, with window to the front elevation.

## FIRST FLOOR ACCOMMODATION;

## BEDROOM 1

12 x 11' 3 (3.66m x 3.35m 0.91m )  
With window to the front elevation and a radiator.

## BEDROOM 2

12 x 8'5 (3.66m x 2.57m )  
With window to the rear elevation, storage cupboard and radiator.

## BEDROOM 3

11'3 x 9'3 (3.43m x 2.82m )  
Window to the side elevation and radiator.

## BATHROOM

Stunning contemporary bathroom suite comprising of Panelled Bath with Overhead Rainfall Shower; Low Flush WC, Vanity Sink Unit. Also benefits from tiling to both the floor and walls, heated towel rail and recessed spotlights.

## EXTERNAL;

## FRONT

With front and side drive providing ample parking and gravelled area to the front with low brick wall and fenced borders.

## REAR

Mainly laid to lawn with raised patio area accessed via the sliding doors from the living/day room.

## GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of sealed unit double glazing.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## VIEWING

Strictly by appointment with the sole agents.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or



you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

### AGENTS NOTES (continued)

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will

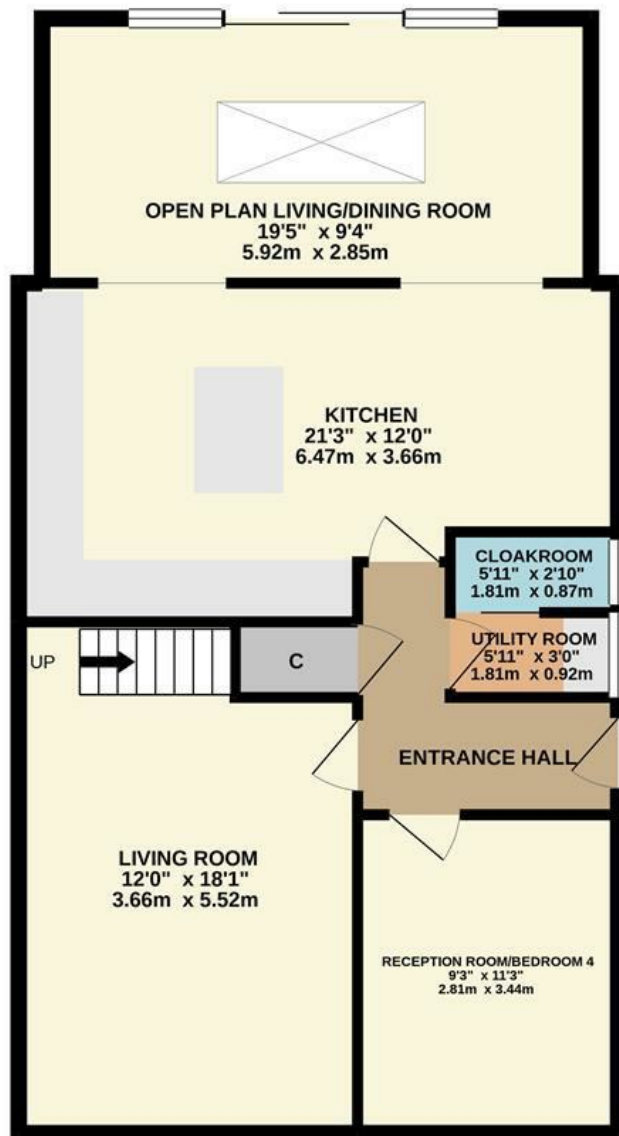
sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee I2I Financial Planning Group Ltd £124.42. CTL Three Ltd £142.40 Typical Conveyancing Referral Fee Move With Us Ltd £126.25. Bridge McFarland LLP £100 Quality Solicitors Locking £100

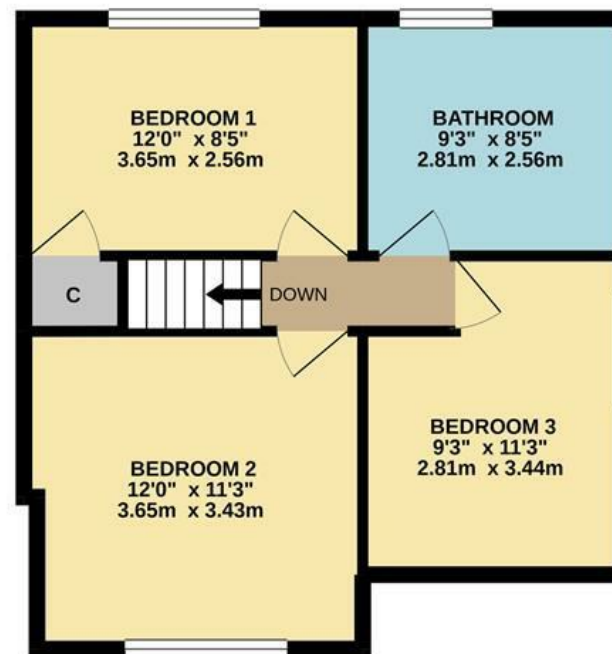




GROUND FLOOR



1ST FLOOR







---

Platinum Collection