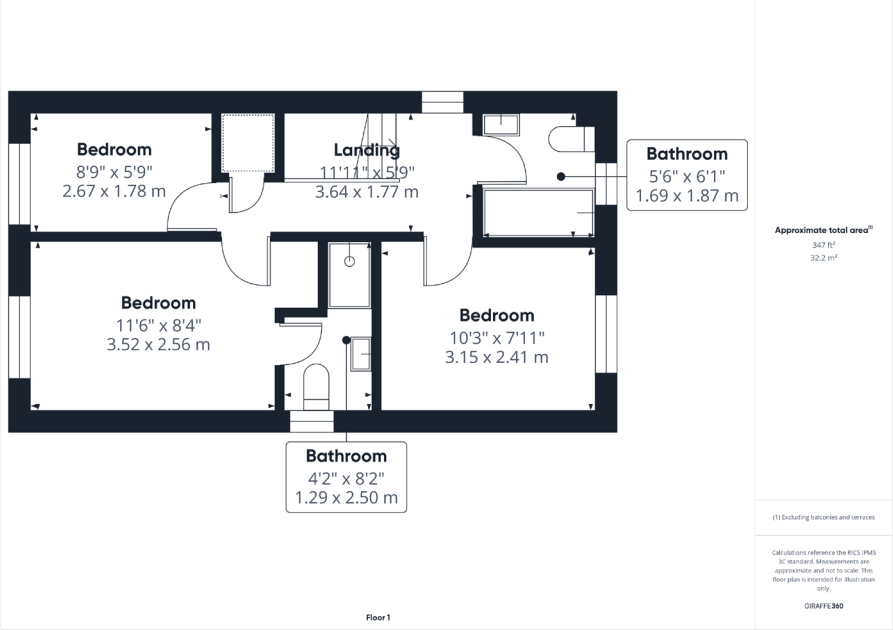
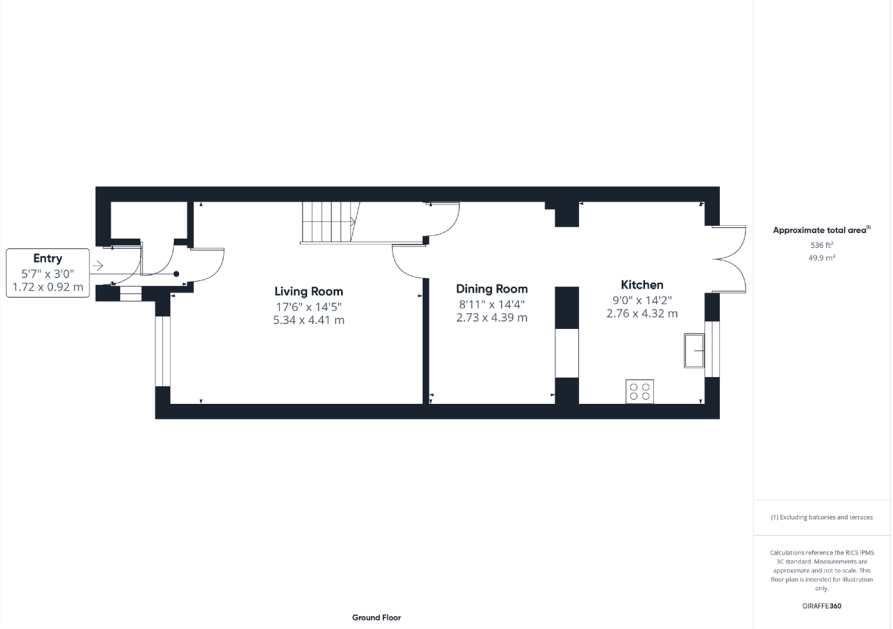




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HEATING AND INSULATION
The property has gas-fired central heating and uPVC double glazing. The combi boiler was fitted only 2 years ago.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
Freehold. Vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'D' (verbal enquiry only).

VIEWINGS
Strictly by appointment with the agent's Beverley office.



£260,000

32 Butterfly Meadows,
Beverley



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

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Dee Atkinson & Harrison



32 Butterfly Meadows, Beverley, HU17 9GA

A well presented and appealingly extended 3 bedroom detached house on this sought after Beverley development. The extension to the ground floor provides for a dining room and study area for the current owners and makes a big difference to the living space. The property is ideal for families as it also offers a ground floor WC, en suite and detached garage. Early viewing is essential.

The three bedroom family home has an en suite to the master bedroom and the sanitaryware and kitchen are all updated from the originals. The property has been well maintained and is likely to be an excellent option for buyers looking for a family home in the area. With gas fired central heating and uPVC double glazing the accommodation comprises: an Entrance Hall, WC Cloaks, Living Room, spacious Dining Room, fitted Kitchen, 2 Double Bedrooms (1 en suite with shower room), a Single Bedroom and House Bathroom. To the front of the house there is an off-street parking space and an area of lawn. There is a long paved driveway to the side of the house which leads to a detached brick-built single garage. There are gardens to the rear of the house, largely laid with an artificial lawn, and a lean-to storage area at the rear of the garage.

A really lovely detached family house with a larger ground floor space due to its appealing extension. Early viewing is essential to appreciate all that it offers though we do have a 360 degree tour that will provide an excellent overview short of that.



LOCATION

The house is located on a well regarded development on the northern side of Beverley. The immediate area off Lockwood Road offers amenity space as well as 2 children's playgrounds, The Hayride Pub and Busy Bees Nursery are also located nearby. There are a number of pedestrian and cycle routes giving access to Beverley town centre as well as those by road. The nearby A1035 links to the A1079 and A164 providing access to York, Hull and the East Coast.

ACCOMMODATION

Entrance Hall - window to the side.

WC Cloaks - Low flush WC, wash-hand basin and window to the front.

Living Room - a good sized living room with window to the front and stairs to the first floor.

Dining Room - opening on to the kitchen and with an archway giving access to the kitchen. Understairs cupboard.

Kitchen - a fitted kitchen with a range of base and wall mounted units, sink and drainer, window to the rear, French doors giving access to the garden and Velux style windows to the ceiling.

First Floor Landing - with a window to the side.

Master Bedroom - a double bedroom with a window to the front.

En Suite - a 3 piece suite with a shower unit, wash-hand basin with cupboards under, low flush WC and window to the side.

Bedroom 2 - a double bedroom with a window to the rear.

Bedroom 3 - a single bedroom with a window to the front.

Bathroom - fitted with a three piece suite comprising a

panelled bath, low flush WC and wash-hand basin with cupboard underneath. Half tiled walls and window to the rear.

OUTSIDE

Front Garden - there is an off street parking space to the front with a small area of lawn.

Driveway & Garage - a long paved driveway leads past the side of the house and provides off-street parking for a number of vehicles. It leads to a detached brick-built garage with a pitched roof and electric door.

Rear Garden - laid with an artificial lawn and with a lean-to storage area at the rear of the garage.

