

staniford
grays



11 Mulberry Croft, Beverley, HU17 OWS

£280,000





11 Mulberry Croft

Beverley, HU17 OWS

- FOUR BEDROOMED FAMILY HOME
- PRIVATE REAR GARDEN
- STUDY/ SECOND RECEPTION ROOM
- TEN MINUTE WALK TO BEVERLEY GRAMMAR SCHOOL
- OFF STREET PARKING
- BUILT IN 2022
- IMMACULATELY PRESENTED THROUGHOUT

A beautifully presented four bedroom town house, part of the Queens Court housing development to the South side of Beverley.

This recently built and very well finished four bedroom (superior ensuite) property is situated within a small cul-de-sac close to Keldmarsh Primary School.

The stunning engineered smoked oak herringbone wood flooring runs throughout the ground floor leading to the rear French doors which open to the garden. A cloak room and study are positioned to the front of the property with a spacious Kitchen, Dining, Dayroom located to the rear, allowing the French doors to be open to the garden on a summers day. The first floor there is a superior bedroom with ensuite shower room and a second bedroom, currently set up as a lounge. To the third floor there is a third double bedroom with a skylight, a family bathroom and a fourth good sized single bedroom.

Off street parking for two vehicles is available at the front and a low maintenance garden to the rear.

LOCATION

The property is accessed from Voases Way and Woodmansey Mile, to the south side of Beverley and positioned approximately a mile on foot from the centre of Beverley.



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ACCOMMODATION COMPRISES

ENTRANCE HALL 13'4" x 4'0" (4.07m x 1.22m)
Composite front door with glass panel, smoked oak engineered wood floor, two pendant light fittings and a storage cupboard housing the boiler.

STUDY 9'0" x 6'2" (2.76m x 1.88m)
Wood door with chrome handles, carpeted floor, uPVC double glazed front aspect window and a pendant light fitting.

CLOAKROOM 5'1" x 2'11" (1.56m x 0.89m)
Wood flooring, low flush WC, corner pedestal wash hand basin with mixer tap and extractor fan.

KITCHEN 12'9" x 9'9" (3.91 x 2.98)
Wood door with chrome handles, engineered smoked oak herringbone wood flooring, three pendant lights fittings, a range of wall and base units, work top down lighters, integrated appliances include, gas hob, fridge freezer, dishwasher, washing machine and electric oven. Stainless steel one and a half drainer sink with mixer tap and chrome extractor fan above hob.

DINER/DAYROOM 12'9" x 9'10" (3.91 x 3m)
Engineered herringbone wood flooring, two pendant lights fittings, under stairs storage cupboard and uPVC double glazed rear aspect French doors to the garden.

STAIRCASE/LANDING 8'8" x 4'5" (2.66 x 1.37)
Carpeted floor, pendant light fitting, oak handrail with banister and spindles.

BEDROOM ONE 12'9" x 9'10" (3.91 x 3)
Wooden door with chrome handles, carpeted floor, five bulb pendant light fitting and uPVC double glazed rear aspect window.

ENSUITE 5'1" x 4'5" (1.56 x 1.35)
Wooden door with chrome handles, vinyl floor, ceiling light, uPVC double glazed side aspect privacy glass window, extractor fan, pedestal wash hand basin with vanity unit and mixer tap, half splashback tiles, low flush WC, shower enclosure with mixer shower and full splashback tiles.



BEDROOM TWO 12'9" x 11'6" (3.90 x 3.52)
 Wooden door with chrome handles, carpeted floor, pendant light fitting and uPVC double glazed front aspect window (currently set up as a lounge).

SECOND STAIRCASE/LANDING 5'11" x 3'3" (1.81 x 1)
 Carpeted floor, pendant light fitting, oak wooden hand rail with banister and spindles, loft access.

BEDROOM THREE 12'11" x 11'6" (3.94 x 3.52m)
 Wooden door with chrome handles, carpeted floor, five bulb pendant light fitting and sky light window.

FAMILY BATHROOM 6'5" x 5'10" (1.96 x 1.79)
 Wooden door with chrome handles, vinyl floor, ceiling light fitting, uPVC side aspect double glazed privacy glass window, bath with mixer shower over and splashback tiles, low flush WC, pedestal wash hand basin, vanity unit and extractor fan.

BEDROOM FOUR 7'3" x 12'11" (2.22 x 3.94)
 Wooden door with chrome handles, carpeted floor, pendant light fitting, uPVC double-glazed front aspect window and built in cupboard.

EXTERIOR
 To the front parking for two vehicles on a block paved drive area.

To the rear a low maintenance gravel garden with wooden fence perimeter a raised bed and border plants.

COUNCIL TAX:
 We understand the current Council Tax Band to be D

SERVICES :
 Mains water, gas, electricity and drainage are connected.

TENURE :
 We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :
 Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS DISCLAIMER :
 PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

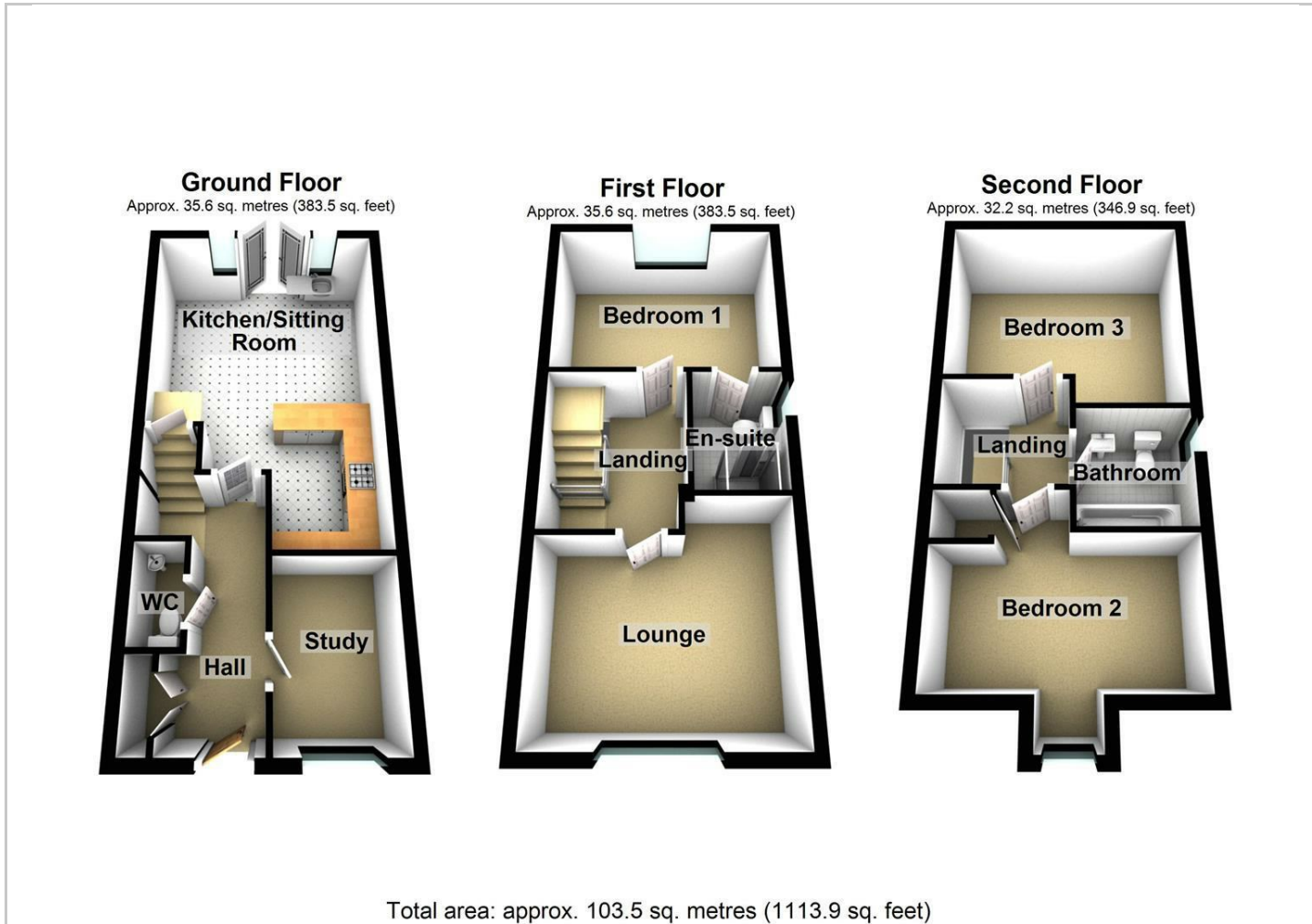
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

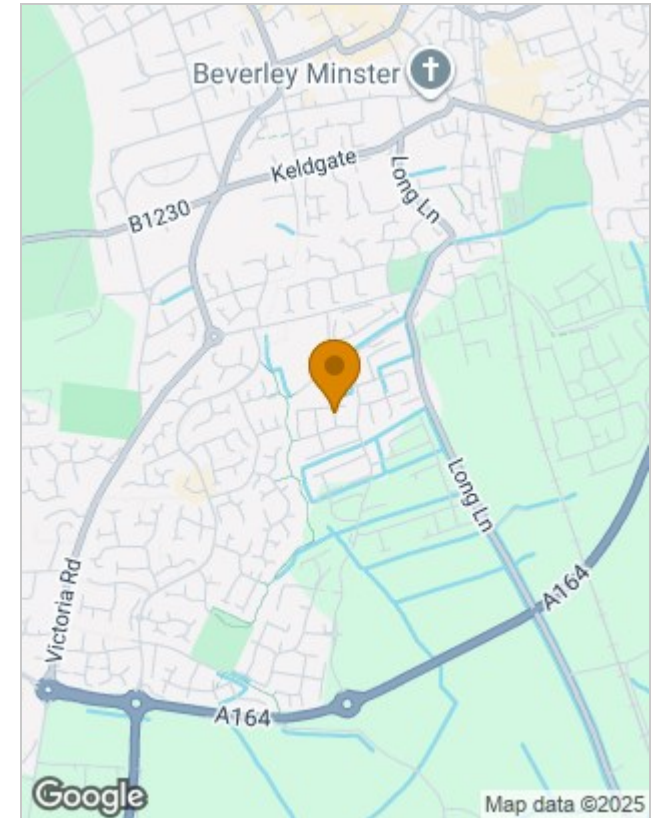




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(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	

Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.