



Linton Close, Beverley, East Riding of Yorkshire  
Asking Price £230,000





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### KEY FEATURES

- Detached True Bungalow
- South After Location
- Three Bedrooms
- Total Floor Area: 69 Square Metres
- Kitchen & Bathroom
- Attractive Gardens
- Council Tax Band D
- Garage & Driveway
- EPC rating D



## DESCRIPTION

Enjoying an elevated position, occupying a sizeable plot set on the desirable location of Linton Close, is this DETACHED TRUE BUNGALOW.

Having been loved by the previous owners, the property is for sale with NO ONWARD CHAIN, just waiting for new owners to make it their own.

The generously proportioned accommodation includes a light and airy entrance HALLWAY, welcoming you in to view this property. A door to the left opens to the comfortable through LOUNGE/ DINER with feature walk in bay window, a lovely room to sit and enjoy the front garden.

Straight on is the KITCHEN. Further on there are THREE BEDROOMS, and the FAMILY BATHROOM.

Attractive GARDENS wrap around the property, mainly laid to lawn with decorative shrubbery and colourful plantings.

A private DRIVEWAY provides OFF ROAD PARKING and access to the GARAGE.

**VIEWING RECOMMENDED!**

## LOCATION

Situated in the historic market town of Beverley and provides easy access to the town centre. The desirable market town is renowned for the highly regarded schools, Molescroft Primary school is just a short walk away. Play parks, local amenities and an exceptional range of shopping facilities, café bars and restaurants close by. Beverley also has its own railway station, period architecture and other attractions including Beverley Minster and the open recreational area of the Beverley Westwood





## PARTICULARS OF SALE

### ENTRANCE

**4.4m x 09.m**

Entered through a wooden door into the "L" shaped hallway. Doors to all principal rooms. Access to the loft.

### LOUNGE DINER

**3.7m x 5.9m**

Bright and airy lounge diner with a feature Adam style fireplace surround.

Walk in bay window and a further window to the front elevation.

### KITCHEN

**3.4m x 2.2m**

Range of wall and base units with contrasting work surfaces and tiled splash backs. Composite sink and drainer with a swan neck mixer tap. Freestanding four ring cooker with a double oven. Space for a tall fridge freezer and plumbing for a washing machine. Window and a half glazed UPVC door to the side elevation.

### BEDROOM ONE

**4.2m x 2.5m**

Range of fitted bedroom furniture incorporating multiple wardrobes and shelving and a built in storage cupboard. Window to the rear elevation.

### BEDROOM TWO

**3.1m x 3.3m**

Range of fitted bedroom furniture incorporating two wardrobes and shelving. Window to the rear elevation.

### BEDROOM THREE

**2m x 2.5m**

Range of fitted bedroom furniture incorporating a wardrobe and shelving. Window to the side elevation.

### BATHROOM

**1.8m x 2.2m**

Three-piece bathroom suite incorporating a bathtub with an electric shower over, push button WC and a pedestal wash hand basin with hot and cold water taps. Ceramic tiles throughout and a window to the side elevation.



## OUTSIDE THE PROPERTY

### FRONT ELEVATION

Mature front garden, predominantly laid to lawn with mature evergreens and a driveway to the side with access to the garage and rear garden.

### GARAGE

**5m x 2.7m**

Up and over door, power and lighting.

### REAR ELEVATION

Delightful rear garden, fully enclosed by fencing and evergreen hedging. Multiple patio areas offer great space for outdoor entertainment or relaxing. Finished with mature shrubbery and colorful plantings.

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## TENURE

The tenure of this property is Freehold.

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## SERVICE CHARGE

N/A

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## LOCAL AUTHORITY

Council tax band: D

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

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## VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

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## HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

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## MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

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## ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

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## AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

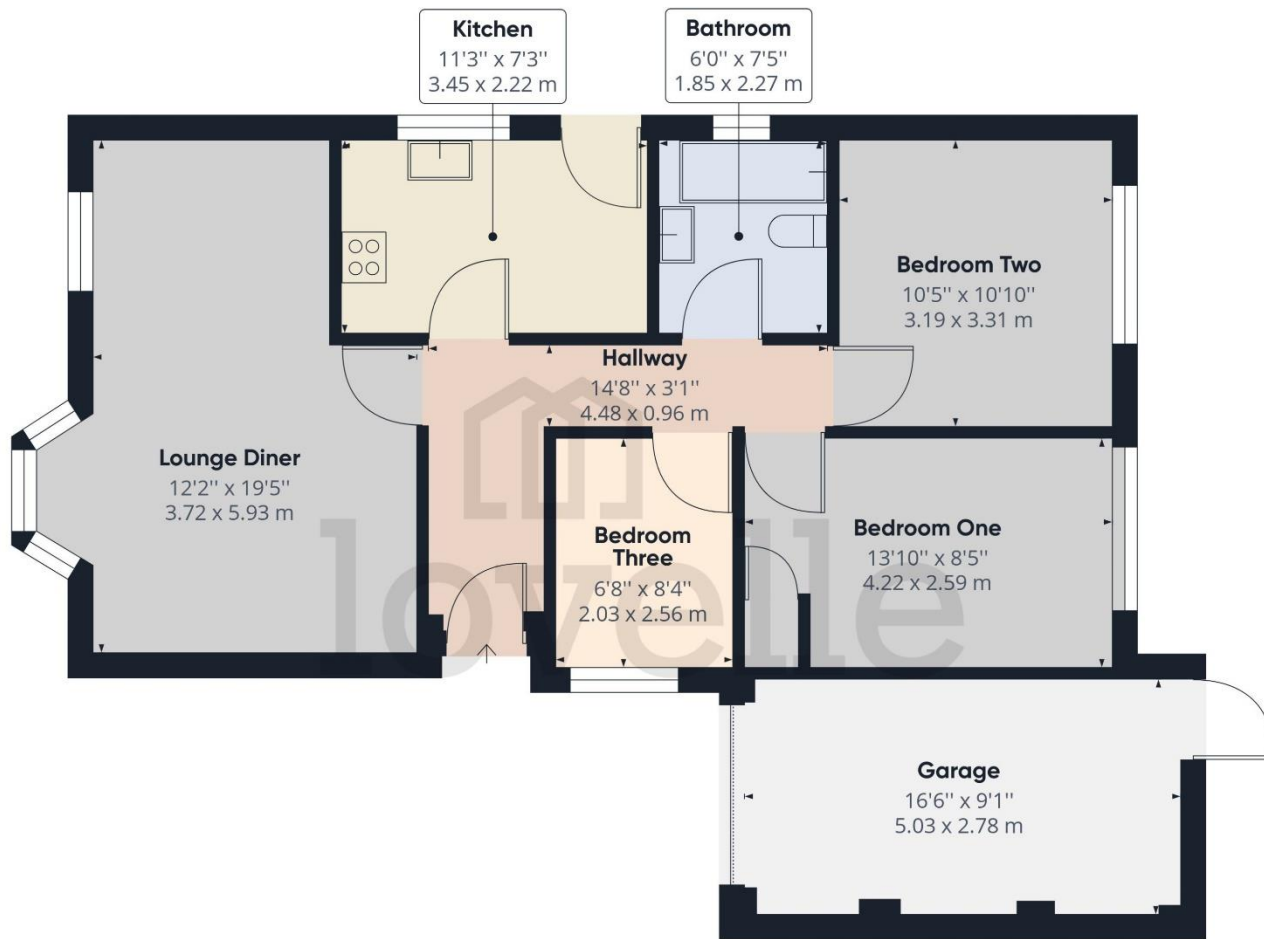
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

## A&C Homes Limited T/A Lovelle Estate Agency



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 56 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## FLOOR PLANS



**Approximate total area<sup>(1)</sup>**

876.13 ft<sup>2</sup>  
81.40 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

