



# QUICK&CLARKE

The Property Specialists

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**1 Mulberry Avenue, Beverley HU17 7SS**  
**£540,000**



- Modern detached family home with no onward chain
- A truly great development with ease of access to the town centre
- Five bedrooms
- Three bathrooms and w.c.
- Spacious lounge
- Contemporary living dining kitchen with utility room off
- Simply ready to move in to and enjoy living
- Private driveway and single garage
- Viewing an absolute must !
- EPC Rating: B Council Tax Band: F

This superb five bedroom detached house is presented to the market with no onward chain! Lying on the cusp of this highly regarded residential development with ease of access to the town centre.

Offering superb, well appointed accommodation over three floors and extending to over 1800 square feet. uPVC double glazing and gas central the property enjoys entrance hallway with w.c. off, spacious lounge, contemporary living dining kitchen with a host of built in appliances and utility room off. To the first floor there are three DOUBLE bedrooms; principal with fitted wardrobes and en-suite shower room. Modern house bathroom. To the second floor there are a further two DOUBLE bedrooms and a modern shower room. Enclosed garden provides great outdoor space and a private driveway leads to the detached single garage.

Viewing is an absolute must to appreciate what a truly great design this property is.

LOCATION

Mulberry Avenue is located at the head of Molescroft Road and lies within easy reach of Beverley town centre.

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture.

The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A door with glazed inserts leads into the entrance hallway with attractive, contemporary Italian style tiled flooring. Fitted storage cupboard and downstairs w.c.

DOWNSTAIRS W.C.

Two piece modern suite in white enjoying low level w.c. and wash hand basin in vanity, tiled splashbacks to wet area and tiled floor.

LIVING/DINING KITCHEN

21'0" x 11'5" increasing to 15'8" into bay (6.40m x 3.48m increasing to 4.78m into bay)  
uPVC double glazed French doors with side windows and uPVC double glazed window to the side area from the living dining area. Contemporary range of ivory gloss base and wall units with central island incorporating a breakfast bar, sunken sink unit with mixer tap, stainless steel double electric fan oven with induction hob and stainless steel chimney extractor. Integrated dishwasher and integrated fridge/freezer. Attractive Italian style tiled flooring flows throughout this superb family area. Door leading to utility room.

UTILITY ROOM

Rear door leading to the path which provides access to the rear garden. Matching units to the kitchen with work surfaces, space and plumbing for washing machine and cupboard housing the gas central heating boiler. Tiled flooring and useful storage cupboard.

LOUNGE

20'11" x 11'10" (6.38m x 3.61m)  
uPVC double glazed walk-in bay window to the front elevation and t.v. aerial point.

FIRST FLOOR

LANDING

With uPVC double glazed window to the front elevation and fixed staircase with balustrade leading to the second floor. Access to fitted laundry cupboard.

BEDROOM 1

12'3" x 11'7" (3.73m x 3.53m)  
uPVC double glazed window to both the front and side elevations. Fitted wardrobes providing hanging and storage facilities and t.v. aerial point.

EN SUITE

uPVC double glazed window to the side elevation. Modern three piece suite in white enjoys independent shower cubicle, pedestal wash hand basin and low level w.c. with feature tiled splashbacks, extractor and wood laminate flooring.

BEDROOM 3

12'3" x 11'11" (3.73m x 3.63m)  
uPVC double glazed window to the front elevation.

BEDROOM 4

12'5" x 8'8" (3.78m x 2.64m)  
uPVC double glazed window to the side elevation.

BATHROOM

6'10" x 6'4" (2.08m x 1.93m)  
uPVC double glazed window to the rear elevation. Modern three piece suite in white enjoys panelled bath with folding glass shower screen and thermostat shower, pedestal hand wash basin and low level w.c. with tiled splashbacks to wet area and contrasting tiled floor and extractor.

SECOND FLOOR

LANDING

Landing area with Velux roof window.

BEDROOM 2

16'10" max x 15'8" max (5.13m max x 4.78m max)  
Velux roof window to the rear and uPVC double glazed window to the front elevation.

BEDROOM 5

11'9" x 9'11" (3.58m x 3.02m)  
uPVC double glazed window to the front elevation.

SHOWER ROOM

Velux roof window. Modern three piece suite in white enjoys pedestal hand wash basin, low level w.c., an independent shower cubicle with tiled splashbacks to wet area and extractor.

OUTSIDE

To the front of the property is a low maintenance planted open plan front garden. A brick wall to the side encases the garden with a private side driveway leading to a brick built single detached garage with up and over door, power and light.

The enclosed garden features a majority lawned garden area with path and patio surrounding. Rear gate leading to driveway,

The property also has a shared section of the grass which fronts the path on Malton Road. This is lawned with shrubbery.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.