



SYMONDS + GREENHAM

Estate and Letting Agents



56 Mulberry Avenue, Beverley, HU17 7SS

£95,000

50% SHARED OWNERSHIP WITH YORKSHIRE HOUSING - BEAUTIFUL TWO BED SEMI - POPULAR RESIDENTIAL LOCATION IN MARKET TOWN OF BEVERLEY - WELL PRESENTED THROUGHOUT - OFF STREET PARKING - TWO DOUBLE BEDROOMS - DELIGHTFUL REAR GARDEN

Located in the highly sought after market town of Beverley, this delightful two bedroom semi detached home is perfect for those looking to step onto the property ladder. Offered as a 50% shared ownership opportunity with Yorkshire Housing, this well presented home is move in ready and ideal for first time buyers.

The ground floor features a welcoming entrance hall leading to a bright and spacious living room, a modern kitchen diner with ample storage and workspace and a convenient downstairs w.c. Upstairs, there are two generously sized double bedrooms and a well appointed family bathroom.

Externally, the property benefits from a lovely rear garden, providing a fantastic outdoor space for relaxing or entertaining. To the front, off street parking offers added convenience. Situated close to Beverley's excellent range of amenities, shops, restaurants and transport links, this is a fantastic opportunity to own a home in a desirable location.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

LOUNGE

14'9 x 8'7 max (4.50m x 2.62m max)

a stylishly presented living room with door to...

DINING KITCHEN

13'0 x 11'8 max (3.96m x 3.56m max)

a spacious kitchen diner with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, space for oven, overhead extractor fan, plumbing for washing machine, space for fridge freezer, space for tumble dryer, French doors to the rear garden and door to...

W/C

with low level w/c and sink basin with vanity unit

FIRST FLOOR

LANDING

BEDROOM 1

11'8 x 11'8 max (3.56m x 3.56m max)

a spacious primary bedroom

BEDROOM 2

11'8 x 11'0 max (3.56m x 3.35m max)

another good sized double bedroom

BATHROOM

with low level w/c, pedestal sink basin and panelled bath with electric shower, with tiles to splash back areas

OUTSIDE

a delightful, low maintenance paved rear garden with timber fencing, providing the ideal spot for alfresco living in the warmer months.

To the front, the property boasts off street parking for one vehicle

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band B.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

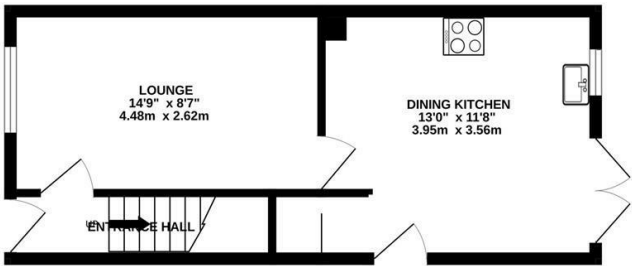
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

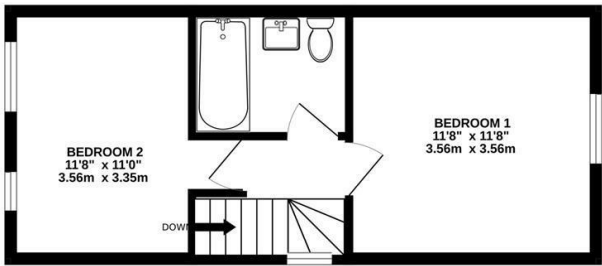
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(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

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

