



17 Mulberry Croft
Beverley, East Yorkshire HU17 0WS
Price £295,000

WP WOOLLEY
& PARKS

*** £10,000 ALLOWANCE TOWARDS DEPOSIT *** A FABULOUS 'NEARLY NEW' DETACHED HOME IN A HIGHLY CONVENIENT AND SOUGHT AFTER LOCATION *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

Built as recently as 2022, and with the balance of the developers NHBC warranty remaining, this beautifully appointed detached home is certainly worthy of a closer look! Finished to a lovely standard throughout, the accommodation briefly comprises of Entrance Hall, Living Room open plan to the Dining Kitchen with Utility area and Downstairs WC, with three double Bedrooms, En-suite Shower Room to the Principal Bedroom, and the House Bathroom. Outside, a driveway provides parking for two vehicles on approach to an integral Garage, with a south-facing garden to the rear. The property is handily placed for access to a range of nearby amenities, including the highly regarded Keldmarsh Primary School, within reasonable walking distance of the town centre and enjoying convenient access to road links. BOOK YOUR VIEWING TODAY!



Entrance Hall 4'0" x 3'8" (1.22m x 1.12m)

A modern composite door, with double glazed panel detail, opens from an attractive canopy porch into a welcoming hall space, with fitted door matting, radiator and stairs leading off.

Living Room 13'11" x 9'11" (4.24m x 3.02m)

A bright and airy reception room, with TV/media points, radiator, fitted carpet and a double glazed window to the front elevation. Understairs storage cupboard off.

Dining Kitchen 16'7" x 8'5" (5.05m x 2.57m)

Open plan to the lounge, with a dining area at one end, the kitchen is beautifully appointed with a comprehensive fitment of base, wall and drawer units in a high-gloss laminate finish, with white quartz effect rolled edge worktops, matching upstands and a stainless steel sink unit. Integrated appliances include an electric oven, gas hob with stainless steel extractor hood and glass splash back, dishwasher and fridge freezer. With oak finish vinyl flooring two radiators, extractor fan, two double glazed windows to the rear elevation and double doors opening to the garden.

Utility Area 5'6" x 4'11" (1.68m x 1.50m)

A continuation of the Kitchen, with matching units having recess space and plumbing for a freestanding washing machine.

Downstairs WC 5'5" x 3'0" (1.65m x 0.91m)

A most useful convenience features a white suite of WC and hand basin with tiled splash back, rad, vinyl flooring and a double glazed window.

First Floor Landing

With loft access hatch and fitted carpet.

Bedroom One 14'1" x 8'11" (4.29m x 2.72m)

A generous double room with radiator, fitted carpet and a double glazed window to the front elevation.

En-Suite 6'7" x 4'7" (2.01m x 1.40m)

A stylishly fitted facility features a generous shower enclosure, pedestal wash basin and WC, with attractive wall tiling, vinyl flooring, radiator, shaver point, extractor fan and a double glazed window.

Bedroom Two 11'9" x 9'11" (3.58m x 3.02m)

Also a spacious double, with radiator, fitted carpet, built-in double wardrobe and a double glazed window to the front elevation.

Bedroom Three 10'7" x 8'9" (3.23m x 2.67m)

A slightly smaller double room, with radiator, fitted carpet and a double glazed window to the rear elevation.

Bathroom 6'4" x 6'2" (1.93m x 1.88m)

Stylishly appointed with a white suite comprising panelled bath with shower over and glass side screen, pedestal wash basin and WC, with attractive wall tiling, vinyl flooring, radiator, extractor fan and a double glazed window.

External

The property is approached over a block paved frontage providing ample space to park two vehicles side by side.

Integral Garage

With up and over door, electric lighting and power sockets. The gas central heating boiler is wall mounted.

Rear Garden

The rear garden is set within a fenced perimeter, enjoying a favourable south-facing aspect and is laid to lawn. A timber storage shed may be included by negotiation.

Tenure

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Council Tax

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band - D.

Virtual Viewing/Videos

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Disclaimer:

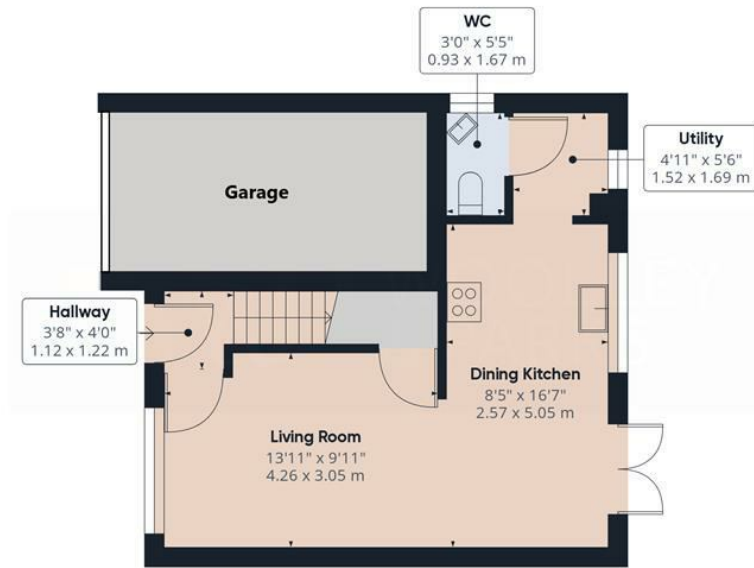
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Draft Details:

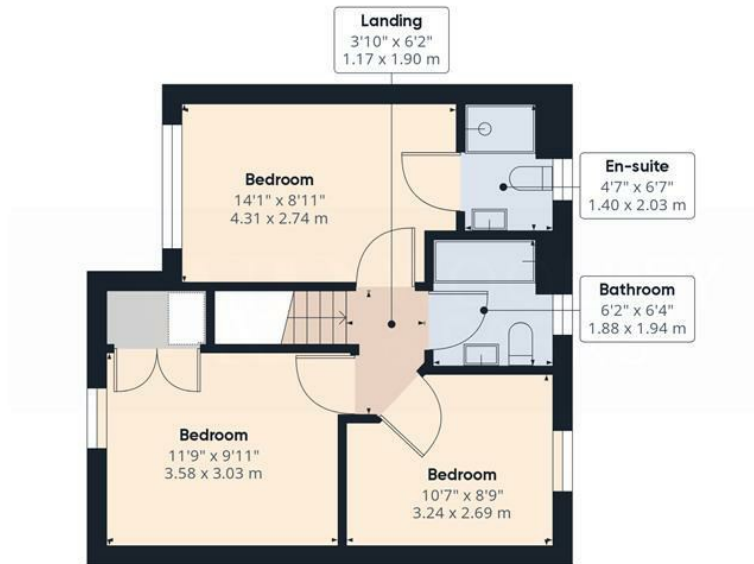
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.







Ground Floor



Floor 1

Approximate total area¹⁰

808.39 ft²
75.1 m²

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.

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