



**Mulberry Croft, Beverley HU17 0WS**



**welcome to**

**Mulberry Croft, Beverley**

!! £10,000 ALLOWANCE TOWARDS DEPOSIT!! Constructed in 2022 this well designed and popular easily maintained family home stands on a generous plot and boasts top quality fittings plus integral garage as well as off street additional parking.



### **Entrance Hall**

Double glazed entrance door, radiator and stairs to the first floor.

### **Lounge**

14' 1" x 10' ( 4.29m x 3.05m )

With double glazed window to the front aspect, radiator, understairs storage cupboard and open plan to the dining kitchen.

### **Dining Kitchen**

16' 7" x 8' 3" ( 5.05m x 2.51m )

With double glazed window to the rear aspect together with double glazed french doors giving access to the garden. Range of high gloss finished base and wall units with worksurfacing incorporating a stainless steel sink unit, gas hob with hood over and electric oven. Integrated fridge/freezer and dishwasher. Radiator and open plan to the utility room.

### **Utility Room**

5' 5" x 5' ( 1.65m x 1.52m )

With double glazed window to the rear aspect, base and wall units with worksurfacing, extractor fan, radiator and plumbing for an automatic washing machine.

### **Cloakroom/wc**

With double glazed window to the side aspect, radiator, wc and corner pedestal wash hand basin.

### **Landing**

With access to the loft.

### **Bedroom One**

14' 2" maximum x 9' ( 4.32m maximum x 2.74m )

With double glazed window to the front aspect and radiator.

### **Ensuite Shower Room**

With double glazed window to the rear aspect, radiator, part tiled walls, extractor fan, double shower cubicle, wc and pedestal wash hand basin,

### **Bedroom Two**

10' x 11' 9" ( 3.05m x 3.58m )

With a double glazed window to the front aspect, radiator and built in overstairs wardrobe.

### **Bedroom Three**

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

With double glazed window to the rear aspect and radiator.

### **Bathroom**

With double glazed window to the rear aspect, radiator, part tiled walls, extractor fan, panelled bath with shower over, wc and pedestal wash hand basin.

### **Front Garden**

Open plan lawned garden with brick set double width drive giving access to the integral garage.

### **Rear Garden**

Paved pathway to the lawned garden with fence surround.

### **Integral Garage**

17' 7" x 8' 9" ( 5.36m x 2.67m )

With up and over door, light and power points and having the gas central heating boiler.

### **Agents Note**

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.



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## Mulberry Croft, Beverley

- Modern detached family house constructed in 2022
- £10,000 allowance towards deposit
- Generous plot with integral garage & additional parking
- 3 double bedrooms with ensuite to master
- Council Tax Band D

Tenure: Freehold EPC Rating: B

# £295,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEV106465 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

### directions to this property:

See below map of property location. For further information on the local area please contact the Residential Sales Team on 01482 880488.



william h brown



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