



**Mansell Close, Beverley HU17 0GF**

**welcome to**

**Mansell Close, Beverley**

Lovely modern home situated in this pleasant cul de sac within reach of all of Beverley's excellent amenities.



### **Entrance Hall**

Panelled entrance door, radiator and stairs to first floor.

### **Cloaks/Wc**

With extractor fan, W/C and pedestal wash hand basin.

### **Lounge**

12' 8" x 11' 7" ( 3.86m x 3.53m )

Double glazed bi folding doors giving access to the rear garden, radiator and access to the understairs cupboard.

### **Kitchen**

10' 4" x 5' 7" ( 3.15m x 1.70m )

Double glazed window to the front aspect, high gloss fronted base and wall units with worksurface over with stainless steel sink unit, plumbing for automatic washing machine, gas hob with hood over, electric cooker, radiator and concealed gas central heating boiler.

### **Landing**

#### **Bedroom One**

10' 9" x 9' 8" plus wardrobes ( 3.28m x 2.95m plus wardrobes )

Double glazed window to the rear elevation, radiator and built in floor to ceiling wardrobes.

#### **Bedroom Two**

11' 7" including wardrobes x 7' 4" maximum ( 3.53m including wardrobes x 2.24m maximum )

Double glazed window to the front aspect, radiator and built in floor to ceiling wardrobes with adjoining draw unit.

### **Bathroom**

Extractor fan, radiator and part tiled walls, panelled bath with shower over, pedestal wash hand basin and wc.

### **Outside**

To the front of the property is a forecourt style garden with wrought iron fence surround. To the rear is a paved and easily maintained slate chipping garden with fence surround and rear pedestrian access. To the rear elevation of the house is an outside tap and lighting.



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welcome to

## Mansell Close, Beverley

- Modern Easily Maintained House
- Popular Cul De Sac Position
- All Of Beverley's Amenities In Reach
- 2 Bedrooms
- 2 Allocated Parking Spaces

Tenure: Freehold EPC Rating: C

**£200,000**



### 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.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEV106746 - 0006

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