

Mansell Close, Beverley, HU17 0GF



Welcome to

Mansell Close, Beverley

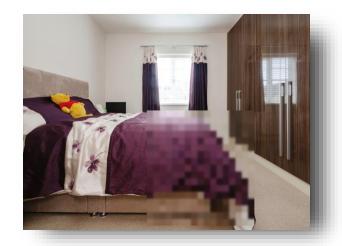
Lovely modern home situated in this pleasant cul de sac within reach of all of Beverley's excellent amenities.













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 ($3.28m \times 2.95m$ 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.





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

£190,000





Directions to this property:

01482 880488.

See below map of property location. For further information on

the local area please contact the Residential Sales Team on





Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV106746



Property Ref: BEV106746 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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