



**Mulberry Avenue, BEVERLEY, HU17 7SS**

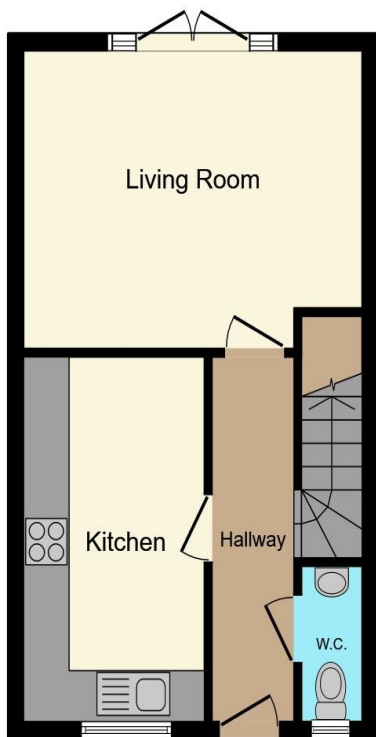
**welcome to**

**Mulberry Avenue, BEVERLEY**

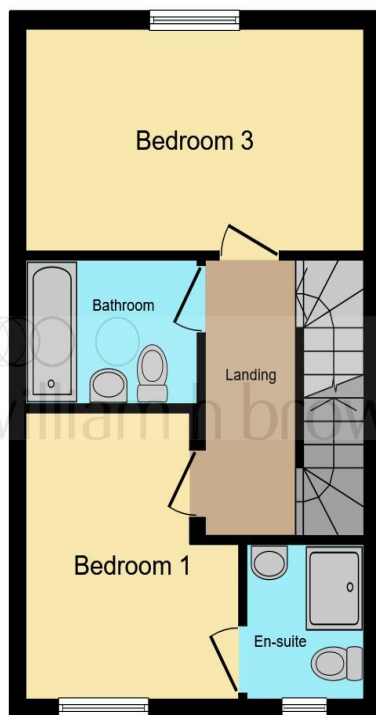
**\*\*GUIDE PRICE BETWEEN £240,000 & £250,000\*\***

With accommodation planned over three floors, this modern three-bedroom semi-detached family house is worthy of internal inspection to be appreciated and sits in this popular development on the fringes of the historic market town of Beverley.

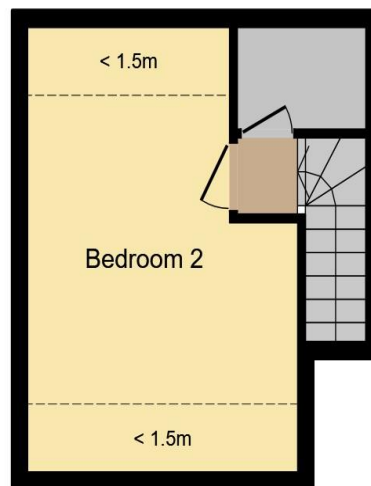




**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### **Entrance Hall**

Access via double glazed entrance door with double glazed window over. Wood-grain effect flooring and stairs to the first floor.

### **Cloakroom/WC**

Double glazed window to the front aspect. Tiled floor and radiator, extractor fan, WC and pedestal washhand basin.

### **Lounge**

14' 5" x 11' 6" ( 4.39m x 3.51m )

Double glazed French doors offer access to the rear garden. Wood-grained effect flooring, twin radiators, and under-stairs storage cupboard.

### **Kitchen**

14' 9" x 7' 6" ( 4.50m x 2.29m )

Double glazed window to the front aspect. Radiator and tiled flooring. Range of modern base and wall units and contrasting worksurfacing with tile splash surrounds, and incorporating a stainless steel sink unit. Built-in double electric oven and five ring gas hob, integrated dishwasher and fridge-freezer. Concealed gas central heating boiler.

### **Landing**

Radiator and stairs to the second floor

### **Bedroom 1**

11' 3" x 9' 2" max ( 3.43m x 2.79m max )

Double glazed window to the front aspect and radiator.

### **En Suite**

Double glazed window to the front aspect. Part-tiled walls and tiled floor, extractor fan, radiator, shower cubicle, pedestal washhand basin and WC.

### **Bedroom 2**

14' 7" x 8' 7" ( 4.45m x 2.62m )

Double glazed window to the rear aspect. Radiator.

### **Bathroom**

Part-tiled walls and tiled floor. Radiator and extractor fan. Panelled bath with shower over, pedestal washhand basin and WC.

### **Second Floor Landing**

Access to the eaves storage areas.

### **Bedroom 3**

17' 1" restricted head height x 11' 2" narrowing to 8' 5" ( 5.21m restricted head height x 3.40m narrowing to 2.57m )

Double glazed skylight windows to both front and rear elevations. Twin radiators, access to the remaining loft space and eaves for storage purposes.

### **Outside**

To the front of the property is an open-plan garden. To the rear is a paved patio leading to a mainly lawned garden, with established shrub borders, and fencing to the boundaries. In the rear garden is a timber shed. To the side of the property there is also a brick constructed garage with an up-and-over door with power points provided.

## Welcome to

### Mulberry Avenue, BEVERLEY

- Guide Price £240,000 - £250,000
- Modern three-storey property
- Three-bedroom accommodation
- Modern fitted kitchen and bathroom
- Generous enclosed gardens

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

guide price

**£240,000 - £250,000**

### Directions to this property:

Please see map below for directions. For more information contact the branch on 01482 880488.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEV106688 - 0004

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