



**Mulberry Avenue, Beverley, HU17 7SS**

**Welcome to**

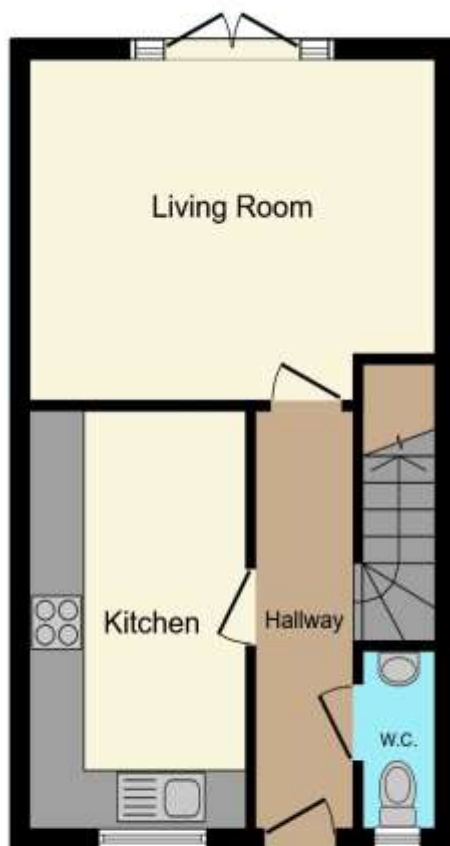
**Mulberry Avenue, BEVERLEY**

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

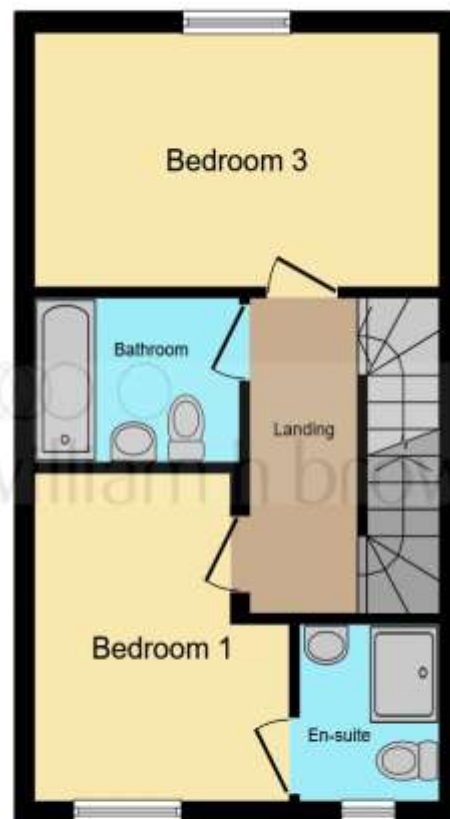
With accommodation planned over three floors, this modern three-bedroom semi-detached family house is worthy of internal inspection to be appreciated and sits in this popular development on the fringes of the historic market town of Beverley.



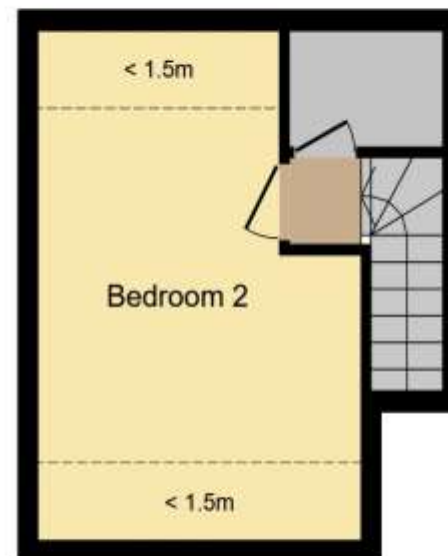




**Ground Floor**



**First Floor**



**Second Floor**

## Entrance Hall

## Cloakroom/WC

## Lounge

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

## Kitchen

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

## Landing

## Bedroom 1

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

## En Suite

## Bedroom 2

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

## Bathroom

## Second Floor Landing

## 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 )

## 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.

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)

**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: C  
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

**view this property online** [williamhbrown.co.uk/Property/BEV106688](http://williamhbrown.co.uk/Property/BEV106688)



Property Ref:  
BEV106688 - 0006

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