



Marson Drive, Beverley, HU17 0ZW

Welcome to

Marson Drive, Beverley

** GUIDE PRICE £400,000 - £425,000. An executive style four-bedroom detached family home, built by Bovis Homes with the remainder of the builder's guarantee. Offering spacious and beautifully presented accommodation with two en suites, an integral garage, and a generous enclosed plot.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Lounge

15' 9" into window x 11' 10" (4.80m into window x 3.61m)

Dining/Kitchen

28' 9" x 10' 8" (8.76m x 3.25m)

Utility Room

6' 1" x 6' (1.85m x 1.83m)

Galleried Landing

Bedroom One

12' 7" x 11' (3.84m x 3.35m)

Ensuite Shower Room

Bedroom Two

14' 7" x 9' 9" (4.45m x 2.97m)

Ensuite Shower Room

Bedroom Three

12' x 10' 10" (3.66m x 3.30m)

Bedroom Four

10' 8" x 10' 2" (3.25m x 3.10m)

Bathroom

Outside

To the front of the property is an open plan lawned garden with twin driveway giving access to integral garage. The rear garden has a paved and gravelled area leading to lawn and having fence surrounds.

Garage

19' 7" x 9' (5.97m x 2.74m)

Integral garage with up and over door and light and power provided.

Agents Note

An annual service charge applies for the upkeeping of the communal areas.

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

Welcome to

Marson Drive, Beverley

- GUIDE PRICE £400,000 - £425,000.
- Executive style detached family home by Bovis Homes
- Remainder of builder's guarantee
- Generous enclosed plot with integral garage
- Quality fittings and nicely presented living space

Tenure: Freehold EPC Rating: B

Council Tax Band: E

guide price

£400,000 - £425,000

Directions to this property:

See map below for directions. For more information contact the branch on 01482 327913.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV107287



Property Ref:
BEV107287 - 0008

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.

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.



william h brown



01482 880488



Beverley@williamhbrown.co.uk



5A North Bar Within, BEVERLEY, East Yorkshire,
HU17 8AP



williamhbrown.co.uk