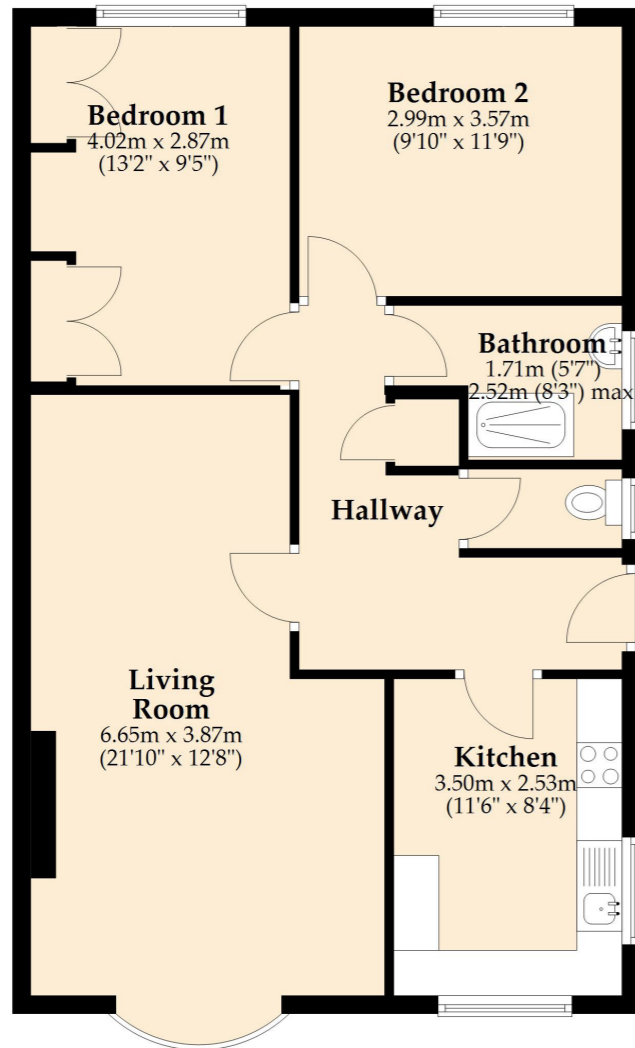


**Ground Floor**

Approx. 70.2 sq. metres (755.2 sq. feet)



Total area: approx. 70.2 sq. metres (755.2 sq. feet)



**Asking Price**  
**£229,950**

**37 Breerton Close,**  
**Beverley, HU17 7QE**



**HEATING AND INSULATION**  
The property has gas-fired radiator central heating and uPVC double glazing.

**SERVICES**  
All mains services are connected to the property. None of the services or installations have been tested.

**TENURE**  
The property is Freehold and offered with the benefit of vacant possession upon completion.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'C'.

**VIEWING**  
Strictly by appointment with the sole agents on 01482 866844.



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

**Dee Atkinson & Harrison**



Brereton Close is a sought after cul-de-sac in the Molescroft area of Beverley and the bungalows here are always sought after when available. This is partly due to the location but also because they are just that little bit bigger than those of a similar style. This example is well presented in neutral tones throughout and has a modern kitchen and shower room. The extra floor space they have is used to allow for a slightly larger kitchen and a nearly 22 ft living room which affords good dining space. The property benefits from gas-fired central heating and uPVC double glazing. The accommodation briefly comprises: an Entrance Hall, 22ft Living Room, fitted Kitchen with a range of oak Shaker-style units, a Double Bedroom with fitted wardrobes, a further smaller Double Bedroom, Shower room with modern suite and a separate WC. There are largely lawned good sized gardens to the front and rear and a long, paved driveway providing off street parking for a number of cars leads to a detached garage.

A delightful property that is offered with no forward chain and an early viewing is essential to avoid disappointment.

#### ACCOMMODATION

Entrance Hall - with a built-in cupboard.

Living Room - with a bow window to the front. This room is almost 22ft long providing ample space for living and dining areas.

Kitchen - a modern kitchen fitted with oak Shaker-style base and wall mounted units including a work surface, stainless steel sink and single drainer, electric hob and oven. Windows to the front and side.

Bedroom 1 - a double bedroom with fitted wardrobes and a window to the rear.

Bedroom 2 - a smaller double bedroom with a window to the rear.

Shower Room - a modern suite including a shower enclosure and wash-hand basin with cupboards underneath. Extensive tiling and window to the side.

Separate WC - with a low flush WC and window to the side.

#### OUTSIDE

There are largely lawned gardens to the front with some shrubs. A relatively long paved driveway which provides off-street parking for a number of vehicles leads past the side of the property. At the end of the driveway there is a brick built single garage with an up-and-over door. To the rear of the bungalow there is a largely lawned garden with a paved patio and fencing to the perimeter.

## 37 Brereton Close, Beverley, HU17 7QE

#### DESCRIPTION

A well presented 2 bedroom semi detached bungalow on this well regarded residential street in the Molescroft area of Beverley. The property has a modern kitchen and shower room and is neutrally presented throughout and ready to move into. It is a little larger than many 2 bed semi detached bungalows and this allows for a larger living room providing ample space for a dining area and the kitchen is also a little larger. There are decent sized front and rear gardens as well as a detached garage. A really lovely property in a great location, offered with no forward chain and an early viewing is highly recommended.

#### LOCATION

The property is located off Copandale Road in the Molescroft area of Beverley. It is a sought after residential area considered to provide good access to Beverley town centre, by road and foot. There are a number of local shops on nearby Woodhall Way and Norwood which can be reached on foot via nearby Grove Park. These are extensively supplemented by all those within Beverley town centre. Beverley is a highly regarded Georgian market town and the county town of the East Riding of Yorkshire. It provides an extensive range of shops, restaurants and leisure facilities including its famous Westwood and racecourse.

