

# QUICK&CLARKE

The Property Specialists

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**19 Mulberry Avenue, Beverley HU17 7SS**  
**£220,000**

- Outstanding semi-detached house.
- Show house condition.
- 15 foot living room.
- Light & spacious kitchen diner.
- Ground floor w.c.
- Two double bedrooms.
- Attractive family bathroom.
- Good size plot.
- Private side driveway. Rear terrace and lawned garden.
- Council Tax Band: B EPC Rating: B

A wonderfully well presented two bed roomed modern semi-detached house ideal for owner occupation or even a superb letting opportunity.

The house is offered in show house condition having 15 foot living room with light and spacious dining kitchen along with cloakroom at ground floor level whilst the first floor offers two double bedrooms with attractive family bathroom. There is good external space which includes an open plan slate garden to the front, side private driveway offering excellent off street car parking facility and a rear paved terrace providing entertainment space leading to lawned garden and further paved seating area. There is also the added benefit of a garden shed.

The quality of this home is unquestionable and it should be viewed.

#### LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture.

The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

#### THE ACCOMMODATION COMPRISSES

##### GROUND FLOOR

##### ENTRANCE HALL

PVCu sealed unit double glazed door with staircase to first floor and radiator.

##### LIVING ROOM

15'0" x 8'8" (4.57m x 2.64m)

PVCu sealed unit double glazed window and radiator.

##### KITCHEN

12'2" x 12'0" maximum (3.71m x 3.66m maximum)

A lovely range of white gloss base and eye level units with timber effect roll edge work surfaces having kickspace lighting. Incorporating a single drainer sink unit and electric oven and four ring gas hob. Tiled floor. Wall mounted gas fired central heating boiler. PVCu sealed unit double glazed window overlooking rear garden, PVCu sealed unit double glazed French doors to terrace and radiator.

##### CLOAKROOM

Low level w.c. with wash basin. Tiled floor and radiator.

##### FIRST FLOOR

##### LANDING

PVCu sealed unit double glazed window and loft access.

##### BEDROOM 1

12'2" x 11'0" (3.71m x 3.35m)

Having a range of fitted wardrobes. PVCu sealed unit double glazed window and radiator.

##### BEDROOM 2

12'2" x 9'0" (3.71m x 2.74m)

Built-in bulk head cupboard. Two PVCu sealed unit double glazed windows and radiator.

##### FAMILY BATHROOM

6'9" x 5'6" (2.06m x 1.68m)

Modern suite comprising panelled bath with shower over, wash basin and low level w.c. Tiled floor and part tiled walls. Radiator.

#### OUTSIDE

To the front of the property is an open plan slate garden with side tarmacadam driveway offering off street parking facility for up to two cars.

To the rear of a house is a paved terrace area overlooking the lawned garden which also offers a further tiled seating area and timber garden shed.

#### SERVICES

All mains services are available or connected to the property.

#### CENTRAL HEATING

The property benefits from a gas fired central heating system.

#### DOUBLE GLAZING

The property benefits from uPVC double glazing.

#### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

#### VIEWING

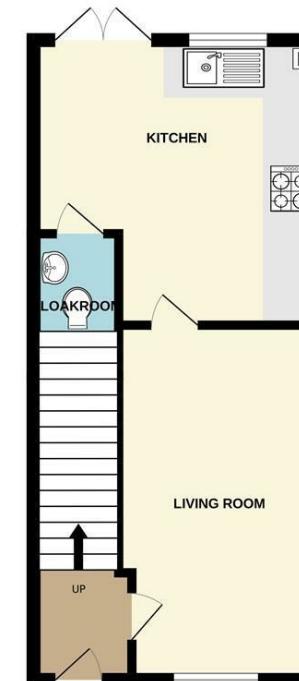
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

#### FINANCIAL SERVICES

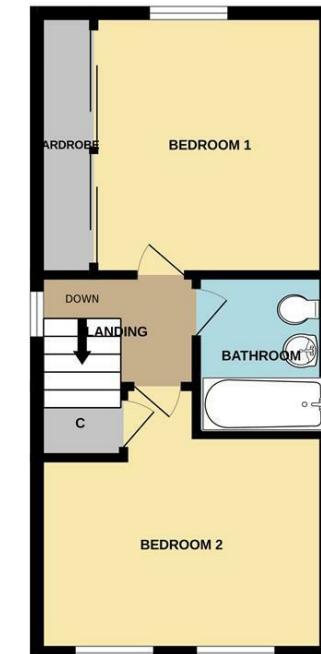
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GROUND FLOOR



1ST FLOOR



**VIEWINGS** Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate. These plans are for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their current working order can be given.  
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