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**Limb**  
MOVING HOME



*16 Burnaby Close, Beverley, East Yorkshire, HU17 7ET*

- 📍 Modern Detached House
- 📍 Stylish Interior
- 📍 Contemporary Kitchen
- 📍 Council Tax Band = D
- 📍 4 Good Bedrooms
- 📍 Southerly Rear Garden
- 📍 Excellent Parking
- 📍 Freehold / EPC = C

**£389,950**

## INTRODUCTION

This detached house offers an excellent range of stylishly appointed accommodation, a south-facing rear garden, and superb parking. The ground floor features a spacious entrance hall, a cloaks/W.C., a comfortable lounge, a separate sitting room, and a contemporary dining kitchen with a utility room. The first floor provides four good-sized bedrooms and a family bathroom.

Externally, a block-paved driveway to the front offers excellent parking. The rear garden enjoys a southerly aspect, with attractive decking curving around a lawn—an ideal space for outdoor relaxation.

Viewing is highly recommended!

## LOCATION

Situated in the popular Molescroft area of Beverley, Burnaby Close is a cul-de-sac accessed via Thurlow Avenue and Copandale Road. Beverley itself regularly features as one of the best places to live in the country and is a historic market town with an excellent range of facilities together with the renowned Beverley Minster, the open pasture land of the Westwood and its own racecourse. The town also has its own private golf club. The retail offering includes multiple national brands together with numerous independent traders, many of which are clustered around North Bar Within, Saturday Market, Wednesday Market and the Flemingate Shopping Centre.

Kingston Upon Hull - 11 miles

York - 31 miles

Leeds - 57 miles

Junction 38, M62 motorway - 13 miles

## ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

## ENTRANCE HALL

Spacious and welcoming with Amtico flooring and a staircase leading up to the first floor with cupboard under.



## CLOAKS/W.C.

With suite comprising a low flush W.C. and wash hand basin. Window to the front elevation.



## LOUNGE

Feature fire surround housing a living flame gas fire. Bay window to the front elevation.



## SITTING ROOM

With French doors opening out to the rear garden.



## KITCHEN

Situated to the rear of the property, the kitchen boasts a range of stylish base and wall units complemented by granite worktops incorporating a breakfast bar and inset sink. Integrated appliances include an oven, microwave oven, induction hob with extractor above, dishwasher and fridge. The room is open plan through to the dining area which has French doors leading out to the rear garden.



## DINING AREA



## UTILITY ROOM

With fitted units, plumbing for a washing machine and space for dryer and other appliance. Internal access door to the integral store with automated roller door.



## FIRST FLOOR

### LANDING

With storage cupboard and window to side elevation.

## BEDROOM 1

With fitted wardrobes and window to the front elevation.



## BEDROOM 2

Window to rear.



## BEDROOM 3

Window to rear.



## BEDROOM 4

Window to the front elevation.



## BATHROOM

With modern suite comprising a bath, shower enclosure, floating vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor, heated towel rail, inset spot lights and window to side.



## OUTSIDE

The front of the property boasts an attractive block-paved driveway with ample off-street parking for multiple vehicles. A neat conifer hedge screens the space, ensuring privacy, with gated access to the rear garden.

The rear garden offers much privacy and is designed for relaxation. A large decked terrace spans the width of the house, with an extended section built to catch the late sun. The space is completed by a well-kept lawn and planted borders.



## REAR VIEW



## HEATING

The property has the benefit of gas fired central heating.

## GLAZING

The property has the benefit of double glazing.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.







