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Limb
MOVING HOME

19 Burney Close, Beverley, East Yorkshire, HU17 7EQ

- Detached Bungalow
- Double Garage
- 3 Bedrooms
- Council Tax Band = D
- Rear Lounge
- Popular Location
- No Forward Chain
- Freehold/EPC = D

£310,000

INTRODUCTION

An ideal three bedroomed detached bungalow with the benefit of a double garage. Situated in a highly desirable cul-de-sac, approximately a 10 minute walk away from the town centre where a whole host of shops and amenities are to be found, this property is ready to move into with no forward chain. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, lounge, kitchen, up to three bedrooms, bathroom and separate W.C.. Gas fired central heating to radiators and uPVC framed double glazing are installed. Outside there is a garden to the front adjacent to which a gravelled driveway provides excellent parking and access to the double garage with two up and over single entrance doors. The rear garden enjoys a westerly aspect with lawn, patio and gravel. If you are looking for a true bungalow in an attractive setting within striking distance of the town centre, then arrange your viewing now!

LOCATION

This desirable cul-de-sac is situated off Copandale Road in a sought after Molecroft district of Beverley. Regularly featured as one of the most desirable places to live in the country, Beverley is a historic market town with an excellent range of facilities with the renowned Beverley Minster, the open pasture lands of the Westwood, a golf club and its own racecourse. The retail offering includes Saturday Market, Wednesday Market and the Flemingate shopping centre home to many national and independent traders.

ACCOMMODATION

Residential entrance door to:

CENTRAL ENTRANCE HALLWAY

Cloaks cupboard. With access to roof void and airing cupboard off with hot water tank.

LOUNGE

To the rear of the house with double doors opening out to the garden. Stone fire surround housing living flame gas fire.

KITCHEN

With a range of fitted base and wall mounted units, roll top work surfaces, one and a half sink and drainer, double oven, four ring hob with extractor hood above, plumbing for automatic washing machine, space for further appliances. Wall mounted Ideal Logic gas fired central heating boiler. Window and door to side.

BEDROOM 1

With fitted wardrobes, storage cupboards, bedside drawers, windows to front and side elevations.

BEDROOM 2

Fitted wardrobe and cupboards. Window to front elevation.

BEDROOM 3

Window to rear elevation. Cupboard to corner.

BATHROOM

With white bath, shower over, pedestal wash hand basin, tiling to the walls. Heated towel rail.

WC

Low Level WC, pedestal wash hand basin, heated towel rail.

OUTSIDE

There is an open plan lawned garden to the front. The side drive provides excellent parking and access to the double garage which has hardstanding in front. The rear garden has much privacy and is a combination of lawn, paving and gravelled areas.

GARAGE

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. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

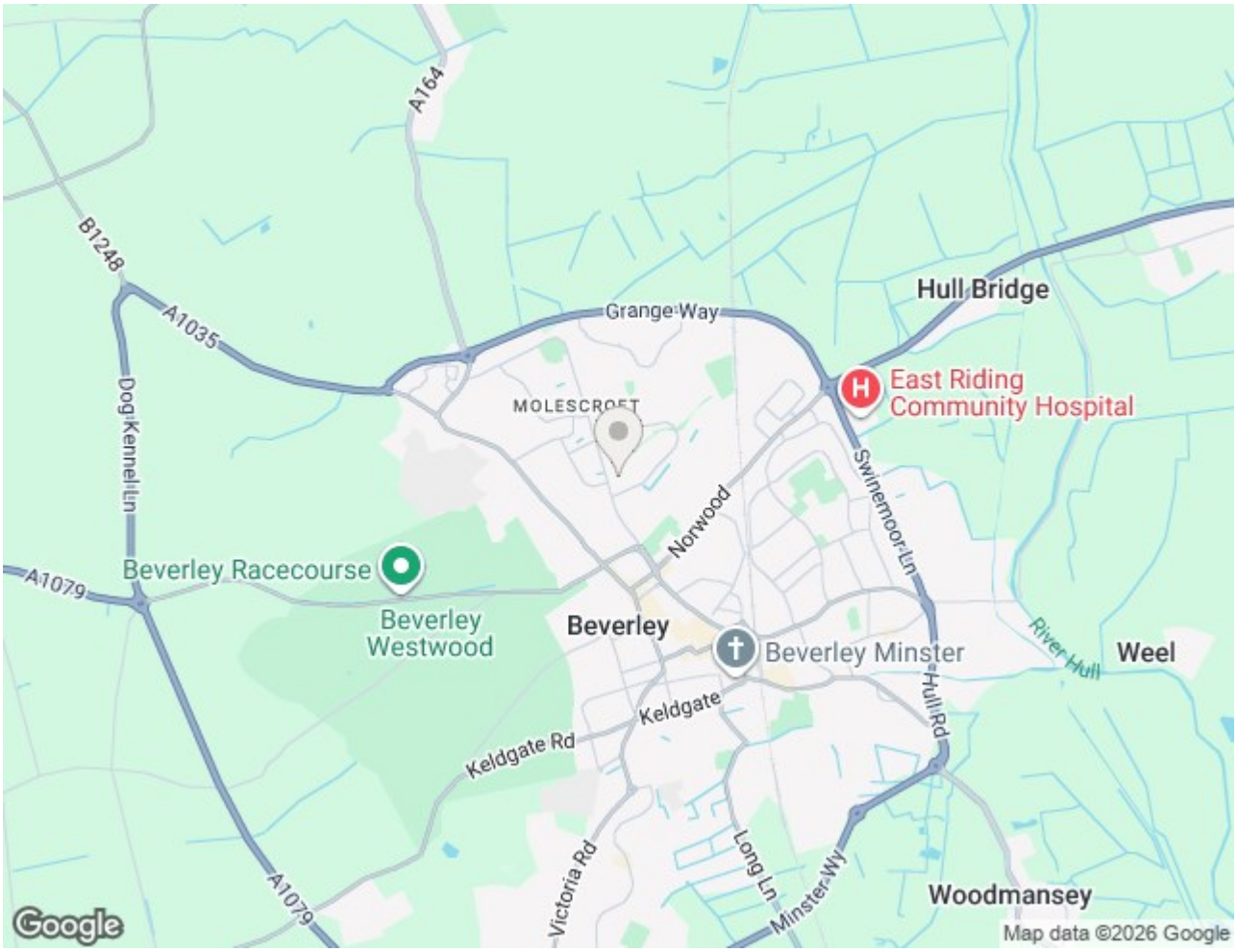
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

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.

PROPERTY TO SELL?

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.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Dog Kennel Ln
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A1079
Beverley
Westwood
Beverley
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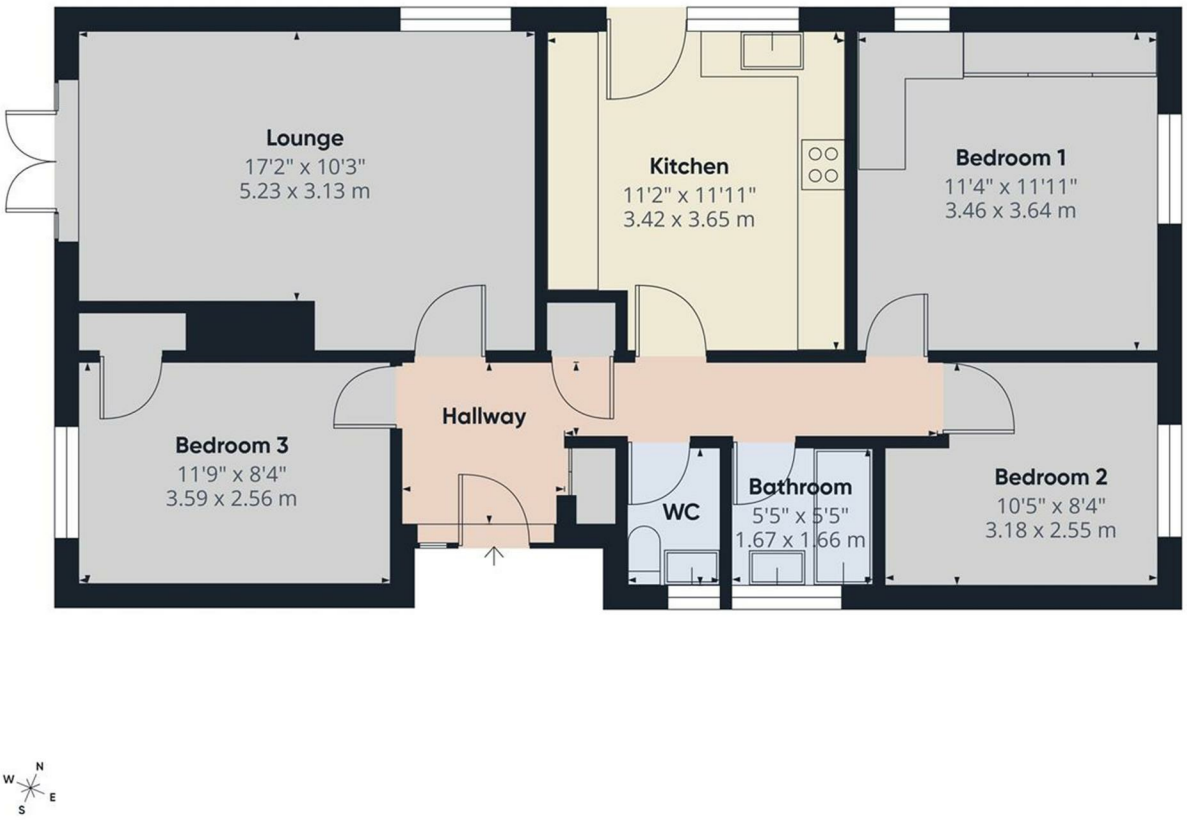


Approximate total area(1)

795 ft²

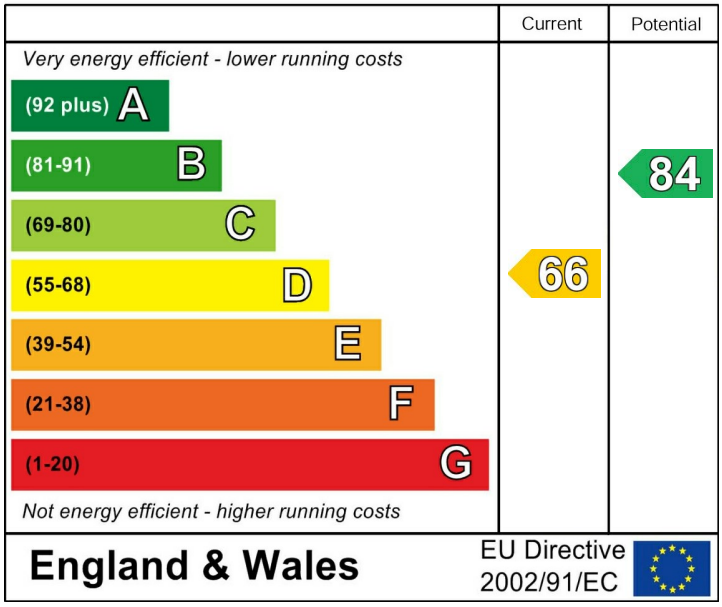
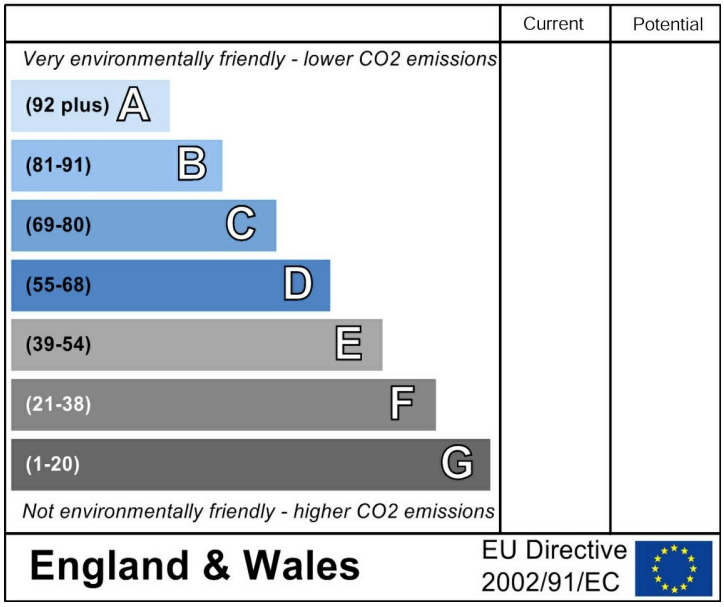
73.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating