



2 Walnut Garth, Beverley, HU17 0XD

£325,000



2 Walnut Garth

Beverley, HU17 0XD

- DETACHED THREE BEDROOM FAMILY HOME
- APPROXIMATELY SEVEN YEARS LEFT ON NHBC WARRENTY
- BUILT IN CIRCA 2023 BY BARRATT HOMES
- CUL DE SAC POSITION
- OPEN PLAN KITCHEN DINER
- SINGLE INTEGRAL GARAGE

Walnut Garth, Beverley
A well presented three bedroom detached family home built by Barratt Homes circa 2023, positioned in a quiet cul-de-sac located in the Keldmarsh area of Beverley.

Stepping into this home the open plan kitchen diner is a real highlight, sociable and practical for family life, with French doors opening onto a lovely sized rear garden and positioned off the Lounge. A useful cloak room with WC and a utility area at the end of the Kitchen complete the ground floor layout. Upstairs the principal bedroom benefits from its own ensuite shower room, together with a second double bedroom and a single bedroom serviced by the family bathroom. A single integral garage provides handy storage or parking at the front. The lovely sized rear lawned garden provides a peaceful retreat and the drive in front of the garage provides further off street parking. With approximately seven years remaining on its NHBC Buildmark warranty, buyers can purchase with complete peace of mind, an almost new property available now without any of the waiting or snagging!

Get in touch, book your viewing today!



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ACCOMMODATION COMPRISES

ENTRANCE PORCH 4'0" x 3'3" (1.23m x 1.01m)
Composite entrance door and entrance matting flooring.

LOUNGE 14'1" x 10'1" (4.30m x 3.08m)
Wooden door with chrome handles, pendant light fitting, front aspect uPVC double glazed window and an understairs cupboard.

CLOAK ROOM/WC 5'6" x 2'11" (1.70m x 0.90)
Wooden door with chrome handles, vinyl floor, side aspect uPVC double glazed window, central ceiling light, low flush WC and a corner wash hand basin with mixer tap.

PRINCIPAL BEDROOM 14'3" x 9'0" (4.36m x 2.76m)
Wooden door with chrome handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.

ENSUITE 6'7" x 4'7" (2.02m x 1.40m)
Wooden door with chrome handles, central ceiling light fitting, vinyl floor, rear aspect uPVC double glazed privacy window, low flush WC., shower enclosure with mixer shower, pedestal wash hand basin with mixer tap and splash back tiling.

FAMILY BATHROOM 6'4" x 6'3" (1.95m x 1.91m)
Wooden door with chrome handles, vinyl floor, rear aspect uPVC double glazed privacy window, low flush WC and a pedestal wash hand basin with mixer tap.

BEDROOM TWO 11'9" x 10'1" (3.60m x 3.09m)
Wooden door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and a built in wardrobe.

BEDROOM THREE 10'5" x 8'11" (3.20m x 2.73m)
Wooden door with chrome handles, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window,



KITCHEN

22'6" x 8'3" (6.87m x 2.52m)
uPVC French doors to the rear garden, luxury vinyl flooring, pendant light fitting, ceiling spotlights, two rear aspect uPVC double glazed windows, drainer sink with mixer tap, integrated appliances include a four ring gas hob, electric oven, dishwasher and fridge freezer with plumbing for a washing machine and space for a dryer.

GARAGE

17'7" x 8'11" (5.36m x 2.74m)
With a manual up and over door, power and light.

COUNCIL TAX:

We understand the current Council Tax Band to be D

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting homebuyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS DISCLAIMER :

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



Floor Plans



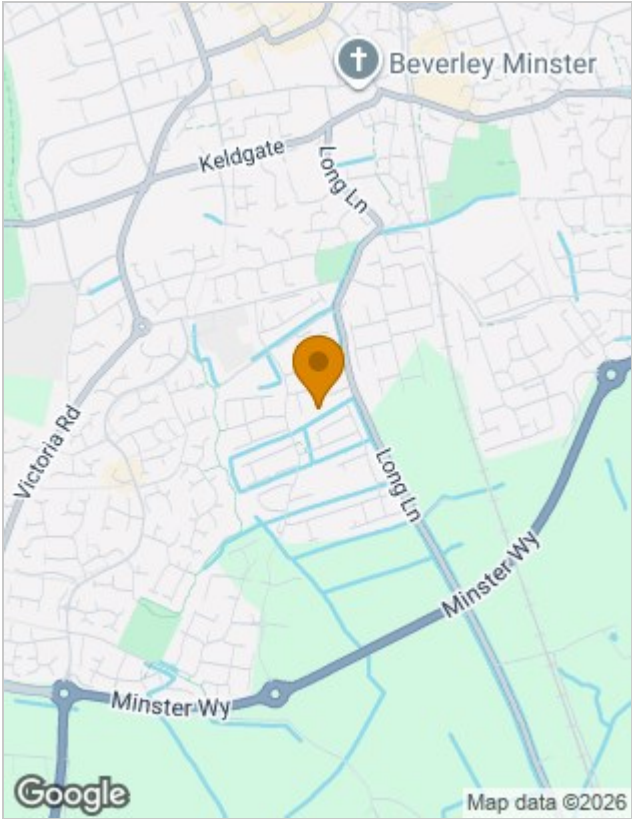
Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

