



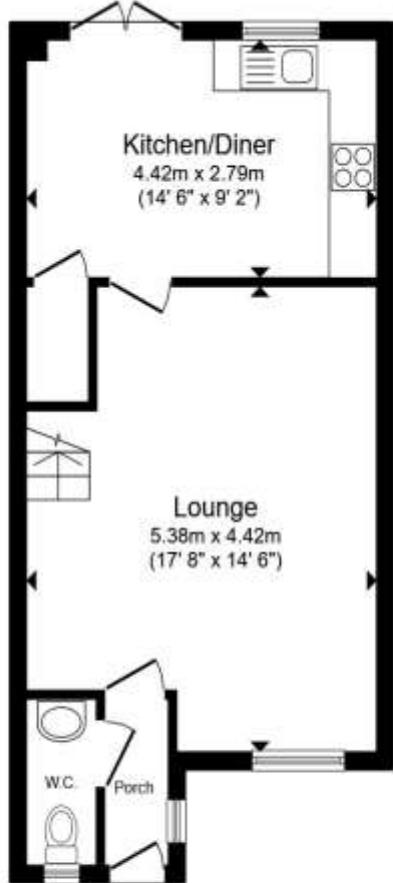
**Butterfly Meadows, Beverley, HU17 9GA**

**Welcome to**

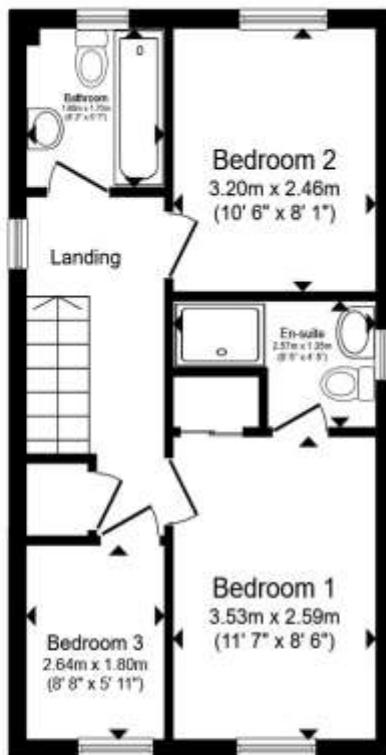
## **Butterfly Meadows, Beverley**

Attractive modern detached home in a popular Molescroft cul-de-sac, featuring a stylish high-gloss kitchen, spacious lounge, three bedrooms with en suite to the master, contemporary bathrooms, generous gardens, driveway and brick garage. Ideally placed for excellent local amenities and schools.





**Ground Floor**



**First Floor**

**Total floor area 76.3 m<sup>2</sup> (821 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Entrance Hall**

**Cloakroom / WC**

**Lounge**

**Kitchen**

**Landing**

**Bedroom One**

**En Suite**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

**Outside**

To the front of the property is an open plan garden with side driveway to garage. The rear garden is enclosed by fencing and has paved seating areas.

**Garage**

Detached brick garage with up and over door light and power points in the loft area.



## Welcome to

### Butterfly Meadows, Beverley

- Attractive detached family home in a highly sought-after Molescroft cul-de-sac
- Contemporary high-gloss kitchen with French doors opening to the garden
- Three first-floor bedrooms including master with modern en suite
- Generous private rear garden, open-plan front garden, long driveway and brick garage
- Close to excellent local schools and amenities and competitively priced to sell

Tenure: Freehold EPC Rating: D

Council Tax Band: D



**view this property online** [williamhbrown.co.uk/Property/BEV107457](http://williamhbrown.co.uk/Property/BEV107457)

#### Directions to this property:

See map below for directions. For more information please contact the branch on 01482 880488



Please note the marker reflects the postcode not the actual property



Property Ref:  
BEV107457 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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