



Total area: approx. 64.2 sq. metres (691.4 sq. feet)



**Guide Price**  
**£217,500**

**39 Marchant Close,  
Beverley,  
HU17 9GE**



**HEATING AND INSULATION**

The property has gas-fired radiator central heating and uPVC double glazing.

**SERVICES**

All mains services are connected to the property. None of the services or installations have been tested.

**TENURE**

The property is Freehold and offered with the benefit of vacant possession upon completion.

**COUNCIL TAX**

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'C'.

**VIEWING**

Strictly by appointment with the sole agents on 01482 866844.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Dee Atkinson & Harrison**



Our clients bought this property a few years ago as a UK base and but have found they are here more than they expected so are now looking for something a little larger. This lovely bungalow has been updated from the original and the addition of a conservatory to the rear makes the most of the garden and adds to the living space. The rear garden is not overlooked and while it is north facing, the property being a bungalow means there is plenty of sunshine in it (when the sun is out at least) for much of the year during the times we want to be outside. There is a good length driveway providing off street parking for a number of cars. With gas fired central heating and uPVC double glazing the nearly 700 sq ft of accommodation comprises: an Entrance Hall, WC Cloaks, nearly 20' long Living Room, Conservatory, fitted Kitchen, 2 Double Bedrooms and a Bathroom. There are gardens to the front that have been landscaped for ease of maintenance, a driveway, garage and rear gardens which are also landscaped for ease of maintenance.

work surface and tiled splash backs. Window and door to the side.

Bedroom 1 - a double bedroom with fitted wardrobes and a window to the rear.

Bedroom 2 - a double bedroom with French door leading to the..

Conservatory - double glazed windows to 3 sides and French doors to the side.

Bathroom - a three piece suite in white comprising a P-shaped bath with shower screen and shower over, low flush WC and wash hand basin. Window to side and tiled splash backs.

A lovely property well worth an early viewing.

**OUTSIDE**

Driveway and Garage - there is a fairly long drive that leads past the house to a detached garage. Given the size of the front garden and that the garage is set back behind the house largely, it is a decent size and provides parking for a number of cars. The detached brick built garage has an up-and-over door, a window, door to the garden and benefits from a pitched roof providing storage over the rafters. Power & light.

**ACCOMMODATION**

Entrance Hall - cloaks cupboard.

WC Cloaks - with a low flush WC, wash hand basin inset to vanity area and window to the front.

Garden- there is a front garden that has been landscaped for ease of maintenance. The rear garden has also been landscaped for ease of maintenance and has quite a bit of paving. It is not overlooked at the rear as there is a road there but a fence and trees provide considerable screening. There is a greenhouse located behind the garage.

Living Room - at nearly 20' long a spacious room with a window to the front.

Kitchen - a range of base and wall mounted units incorporating a gas hob and electric oven,

**39 Marchant Close, Beverley, HU17 9GE**

**DESCRIPTION**

A modern two bedroom semi-detached bungalow on this sought after modern development in Molescroft. With two double bedrooms, bathroom and separate WC, conservatory and garage there is much that will appeal to potential purchasers. Early viewing is highly recommended.

**LOCATION**

The property is located on a modern development in the Molescroft area of Beverley and sits on the north side of the town, The nearby A1035 provides connections to the A164 and A1079 giving access to the wider road network. Beverley is a highly regarded market town and provides an excellent range of shops, restaurants, pubs, leisure facilities and is home to its famous Westwood, racecourse and minster. There are a number of pedestrian routes from the wider development of which Marchant Way forms part and these provide useful walking routes to the central parts of Beverley.

