



21 Magpie Avenue, Beverley, HU17 8GG
£270,000

The Property Perspective

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PROPERTY
PERSPECTIVE

We are delighted to offer for sale this impressive semi detached house located on a popular development with access to amenities and transport links plus access to OFSTED 'Good' and 'Outstanding' Primary and Secondary schools. Having been constructed in 2019 the property still benefits from over 2 years remaining of its New Home Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern breakfast kitchen with integrated appliances plus a contemporary bathroom, en suite & WC. Items of note include an impressive 26' master suite with fitted wardrobes, fitted wardrobes also to bedrooms 2 & 3 plus French doors to the rear. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge dining room, breakfast kitchen and WC. There are 3 well proportioned bedrooms plus a family bathroom accessed from the first floor landing. The top floor hosts the impressive master suite with en suite.

The property benefits from well presented gardens with patio, lawn and shed. There is off road parking plus EV charging point.

Tenure - Freehold
Council tax - Band D

The property comprises.

GROUND FLOOR

Entrance Hall

With laminate flooring.

Lounge Dining Room 20'11"(max) x 15'0"(max) (6.38m(max) x 4.59m(max))
Having a feature walk in bay window with French doors leading to the rear garden plus laminate flooring. Access to store.

Breakfast Kitchen 14'2"(max) x 8'0"(max) (4.33m(max) x 2.46m(max))

With feature bay window and having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus stainless steel splash back. With integrated oven, hob, hood, fridge freezer, dishwasher and washing machine plus 1.5 sink and mixer tap, luxury flooring and window blind.

WC 5'8" x 2'8" (1.73m x 0.83m)

Having contemporary white sanitary ware with tiling and floor tiling.

FIRST FLOOR

Landing

With fitted carpets. Access to airing cupboard.

Bedroom 2 14'4"(max) x 8'3"(max) (4.37m(max) x 2.53m(max))

With fitted wardrobes, carpets and blinds.

Bedroom 3 12'6"(max) x 8'3"(max) (3.83m(max) x 2.53m(max))

With fitted wardrobes, carpets and blinds.

Bedroom 4 8'11" x 6'4" (2.74m x 1.95m)

With carpets and blinds.

Bathroom 6'10" x 6'4" (2.10m x 1.95m)

Having contemporary white sanitary ware with shower and curtain to bath plus tiling and vinyl flooring.

SECOND FLOOR

Landing 2

With fitted carpets and access to store.

Bedroom 1 26'9"(max) x 15'0"(max) (8.16m(max) x 4.58m(max))

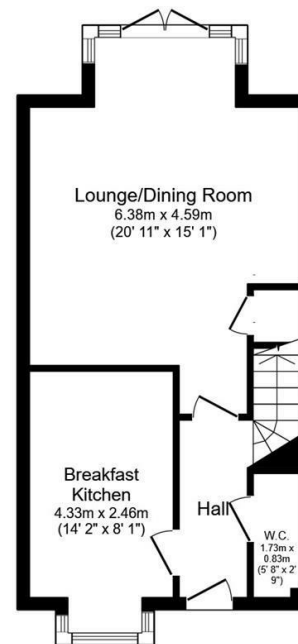
An impressive master bedroom with fitted wardrobe area plus carpets and blinds.

En Suite 8'2" x 6'2" (2.50m x 1.90m)

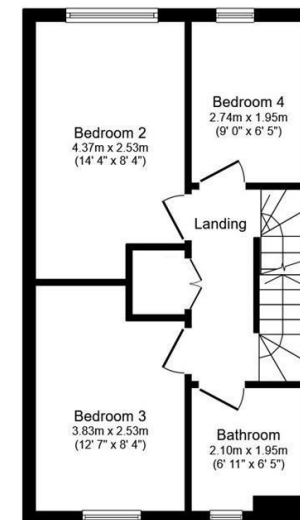
Having contemporary white sanitary ware with double shower, tiling and vinyl flooring.

EXTERNAL

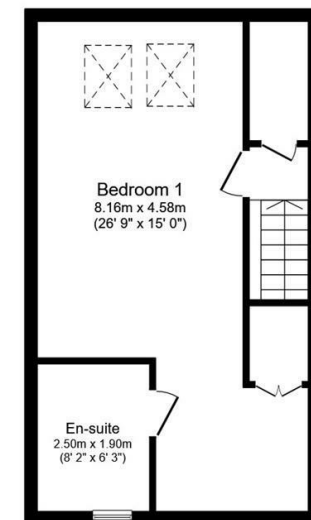
The property benefits from well presented gardens with patio, lawn and shed. There is off road parking plus EV charging point.



Ground Floor



First Floor



Second Floor

Total floor area: 117.6 sq.m. (1,266 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

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