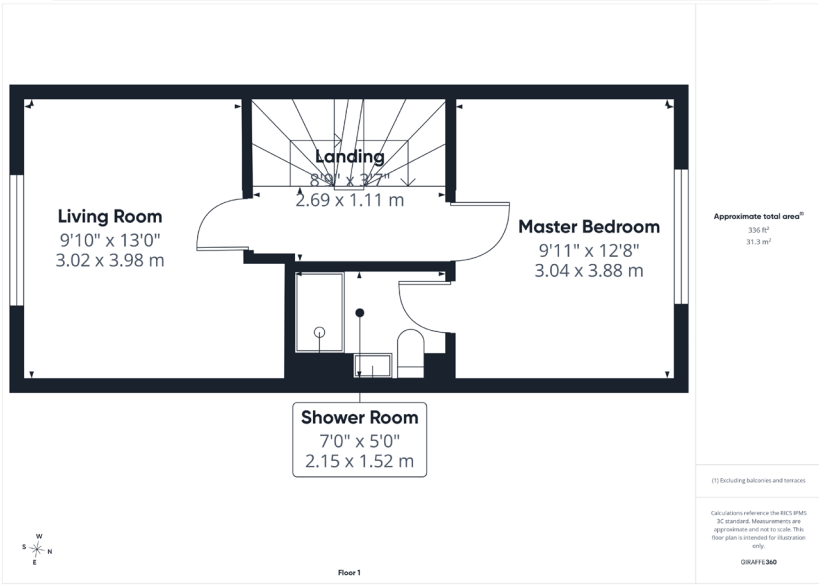




Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Current: 86 B



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 'D'.

VIEWING
Strictly by appointment with the sole agents on 01482 866844.

SERVICE CHARGE
There is an annual service charge for the upkeep of the estate surrounds. In the current year we are informed it is £121.60.



Guide Price
£200,000-£210,000

10 Mulberry Croft,
Beverley,
HU17 0WS



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



10 Mulberry Croft, Beverley, HU17 0WS

DESCRIPTION

A three storey 3 bedroom (1 en suite) town house offering superb well presented family accommodation on this highly regarded modern Beverley development. The accommodation offers very flexible accommodation with an option of a fourth bedroom though many will choose to use the ground floor room as a study. With just under 1000 sq ft of living space, a living kitchen and great bedroom space, including an en suite master bedroom, this property will have wide appeal. This superb property is offered at a Guide Price of between £200,000 and £210,000 with the benefit of no forward chain and at a discounted price from the market valuation of £300,000, representing a 30% discount under the First Homes Scheme.

This new build 3 storey town house provides excellent family accommodation and was new in 2023. We expect a significant level of interest in it due fact that it is part of the First Homes Scheme where the property is offered at a 30% discount from the market value (please see below for more information). Purchasers will acquire a 100% interest in it so it is not shared ownership where rent might be paid for the other part. First occupied in 2023, it comes with the balance of the 10 year NHBC warranty scheme. It is also part of the development that is completed so there is no more construction nearby. It lies on the western side of this popular development, close to the Lincoln Way development where there are also some local shops to be found including a Co-op convenience store. This location also gives good access to a pedestrian route between the two developments that leads towards the town centre.

With gas central heating and uPVC double glazing contributing to its great 'B' EPC rating, the house is also very energy efficient.



The well presented accommodation comprises: an Entrance Hall, WC Cloaks, Study and Living Kitchen with a range of fitted units and appliances as well as French doors to the garden. To the first floor is a landing, an attractive Living Room, a Master Bedroom with an En Suite Shower Room and to the second floor are two further Bedrooms. There is parking and an EV charger to the front of the property, and to the rear there is an enclosed garden.

An early internal inspection is essential to fully appreciate all that this lovely home offers but we do have a 360 degree tour that will provide an excellent insight in the first instance. Don't miss this excellent opportunity to acquire a new 3 (potentially 4) bedroom property of almost 1000 square feet at this excellent price.

LOCATION

The property is located off Voase Way which sits to the south of Beverley town centre on a sought after modern development. Beverley is renowned for its wide range of shops, restaurants, pubs and other leisure amenities including its famous racecourse and the Westwood. More local shops are available on nearby Lincoln Way to which there is a useful pedestrian route nearby.

ACCOMMODATION

Entrance Hall - stairs to first floor and built-in cupboard.

WC Cloaks - low flush WC and wash hand basin.

Living Kitchen - a good-sized room with a fitted kitchen including a stainless steel sink and single drainer, gas hob, electric oven and dishwasher. Built-in cupboard and French doors to the garden.

Study/Bedroom 4 - could also be used as an extra living space.

First Floor Landing - stairs to the first floor.

Living Room - an attractive living room with a window to the front.

Master Bedroom - a double bedroom with a window to the rear.

En Suite Shower Room - a modern suite in white comprising a shower enclosure, low flush WC and wash-hand basin. Window to the side.

Second Floor Landing

Bedroom 2 - a good-sized bedroom with a window to the rear.

Bedroom 3 - with a window to the front and a built-in cupboard.

Bathroom - with a modern suite in white comprising panelled bath, low flush WC and wash-hand basin. Window to the side.

OUTSIDE

There is an artificially lawned garden to the rear of the property with fencing to the perimeter and a gate leading to a passage providing access to the front. There is parking at the front of the house with an EV charging point and charger.

To be able to purchase a First Home in the East Riding of Yorkshire, you should be:

- Over the age of 18.

- Have a *local connection to the East Riding of Yorkshire.

- Have a gross household income less than £80,000 per year.

A local connection means either:

- Normally resident in the area of East Riding for at least six out of the last twelve months or three out of the last five years by virtue of family association normally meaning that the applicant has parents, grandparents, adult children, grandchildren, a brother or a sister currently living within the East Riding who have been normally resident within the East Riding for at least five years.
- Secure employment for at least 1 year and a minimum of 20 hours per week.

Important Information about process:

Once you have made an offer and our client has indicated a willingness to accept it, you will be required to apply to East Riding of Yorkshire Council for approval to proceed. Please do not do this before you have made an offer. Further information on the First Home Scheme can be found on the government website here: <https://www.gov.uk/government/publications/first-homes-early-delivery-programme-2021-to-2023-guidance-for-developers/first-homes-early-delivery-programme-customer-guide-notes-for-buyers-accessible-version#first-homes-at-a-glance>