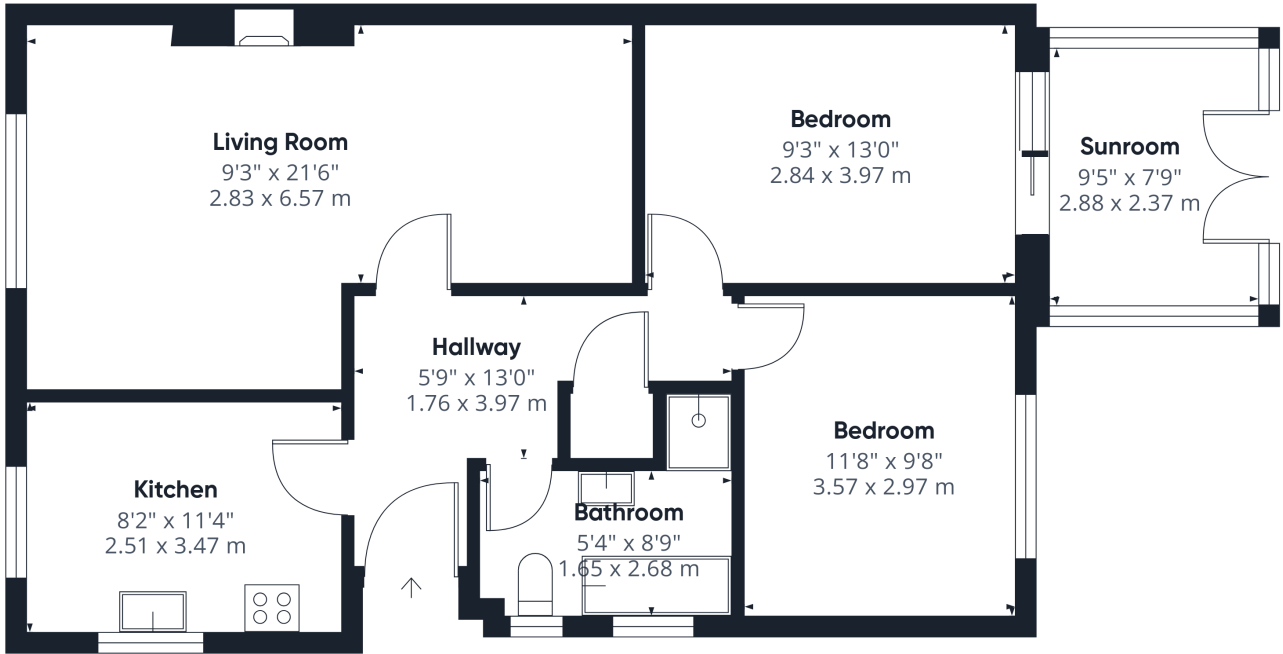




Approximate total area⁽¹⁾
781 ft²
72.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Asking Price
£245,000

41 Brereton Close,
Beverley,
HU17 7QE



HEATING AND INSULATION
The property has gas-fired radiator central heating and 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		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Dee Atkinson & Harrison



41 Brereton Close, Beverley, HU17 7QE

DESCRIPTION

A well presented and maintained two bedroom semi detached bungalow which has a double garage so is likely to attract an extra level of interest in this sought after location. With a bathroom that features a separate shower, conservatory and slightly larger garden than many on the street, early viewing is essential to appreciate all that it offers.

Brereton Close bungalows are always sought after and this one is likely to be more so given it also has a double garage, afforded by the slightly larger rear garden. The well maintained and presented accommodation also offers 2 double bedrooms with wardrobes, a bathroom with a separate shower unit and a conservatory. The accommodation benefits from gas fired central heating and double glazing. It briefly comprises: an Entrance Hall with built in cupboard, a good sized Living Room, a Conservatory, a fitted Kitchen with a range of 'medium oak' style units, 2 Double Bedrooms with fitted wardrobes and a Bathroom with separate shower unit.



There are gardens to the front of the property that have been landscaped for ease of maintenance, a paved driveway with parking for a number of vehicles leads to a detached double garage and there are further landscaped gardens to the rear that are a little larger than most similar properties on the street.

This great bungalow is offered with no forward chain so an early internal viewing is highly recommended. We do also have a 360 degree tour available which will provide an excellent insight in the first instance.

The property is located off Copandale Road in the Molescroft area of Beverley. It is a sought after residential area considered to provide good access to Beverley town centre, by road and foot. There are a number of local shops on nearby Woodhall Way and Norwood which can be reached on foot via Grove Park which is also close-by. These are extensively supplemented by all those within Beverley town centre. Beverley is a highly regarded Georgian market town and the county town of the East Riding of Yorkshire. It provides an extensive range of shops, restaurants and leisure facilities including its famous Westwood and racecourse.

ACCOMMODATION

Entrance Hall - built in cupboard.

Living Room - a good sized L-shaped living room with space for a dining table.

Conservatory - with uPVC double glazing to three sides. French doors to the garden.

Kitchen - with a range of 'medium oak' style units, a fitted electric oven and gas hob, 1.5 bowl sink and single drainer, windows to the front and side and plumbing for a washing machine.

Bedroom 1 - a good sized double bedroom with fitted bedroom furniture and sliding patio doors to the conservatory.

Bedroom 2 - a double bedroom with fitted wardrobes and a window to the rear.

Bathroom - a four piece suite with panelled bath, separate shower unit, low flush WC and pedestal wash hand basin. Fully tiled walls and two windows to the side.

OUTSIDE

Gardens - there are gardens to the front and rear of the property that have been landscaped for ease of maintenance with gravelled and paved areas as well as some areas of planting. The rear garden is a little larger than most similar gardens on the street which allows for the double garage and it has fencing to the perimeter.

Driveway and Garage - there is a good length paved driveway which will provide off street parking for a number of vehicles. This leads to a detached double brick built garage which has power and light laid on as well as a courtesy door and window to the side.