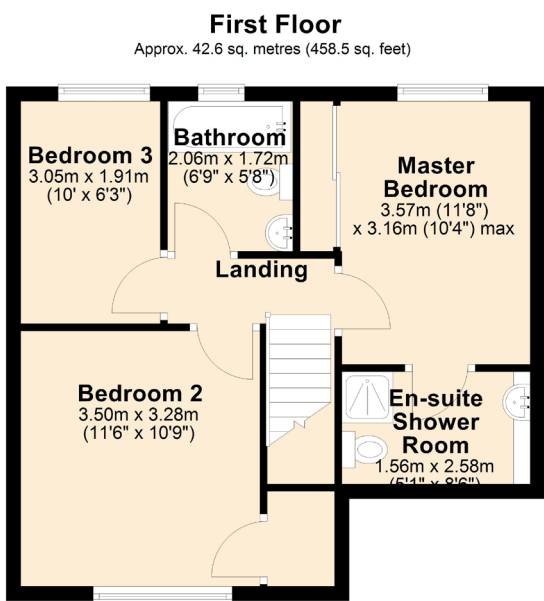


Total area: approx. 92.5 sq. metres (996.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



HEATING AND INSULATION
The property has gas-fired radiator central heating and timber double glazed windows.

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

TENURE
Freehold. Vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'D' (verbal enquiry only).

VIEWINGS
Strictly by appointment with the agent's Beverley office.



£260,000

38 Butterfly Meadows, Beverley



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

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Dee Atkinson & Harrison



38 Butterfly Meadows, Beverley, HU17 9GA

A three bedroom detached house occupying an appealing end of cul de sac location on this well-regarded Beverley development. Of particular appeal will be the size of the garden and the fact that it is not overlooked at the rear. A really great prospect with lots of potential. No forward chain!

The detached home has an integral garage which means it has a good offering on the bedroom front so even the third bedroom is a good size. To the rear of the garden is a cycle route/footpath connecting the area with Beverley centre with quite a lot of trees and shrubs to either side of the path. This means that the rear garden does not have any properties overlooking it to the rear, giving it a significant feeling of privacy, particularly for an estate style property. The property benefits from timber double glazed windows and gas fired central heating. It briefly comprises: an Entrance Hall, Living Room with arch through to a Dining Room featuring a box bay window overlooking the garden, a fitted Kitchen, Utility Room and WC / Cloaks. To the first floor is a Landing, Master Bedroom with fitted wardrobes and an En Suite Shower Room, a further Double Bedroom, a good sized Single Bedroom and a House Bathroom. There is an open plan lawned garden to the front of the house and a driveway provides off street parking and leads to an integral single garage accessed via an up-and-over door. To the rear of the property there are further largely lawned gardens with fencing to the perimeter. To the rear of the garden is an area of land surrounding a pathway that links the area to Beverley town centre. This is covered in shrubs and trees and means the garden enjoys a good level of privacy for an estate style property.

We believe that the property has quite a bit of potential and many purchasers might like to extend the property to the rear, combining the current dining room and kitchen (subject to necessary permissions). Whether extended or not, it is likely to make an appealing family home particularly given its setting. With no forward chain we are expecting significant interest and an early internal inspection is highly recommended.



LOCATION

The house is located on a well regarded development on the northern side of Beverley. The immediate area off Lockwood Road offers amenity space as well as 2 children's playgrounds, The Hayride Pub and Busy Bees Nursery are also located nearby. There are a number of pedestrian and cycle routes giving access to Beverley town centre as well as those by road. The nearby A1035 links to the A1079 and A164 providing access to York, Hull and the East Coast.

ACCOMMODATION

Entrance Hall - window to side.

Living Room - window to front, fireplace, built-in cupboard and archway to...

Dining Room - a box bay window to rear.

Kitchen - a range of base and wall mounted units with a gas hob, electric oven, sink and drainer. Window to rear.

Utility Room - work surface, gas boiler and door to rear.

WC / Cloaks - low flush WC, wall mounted wash hand basin and window to side.

First Floor Landing

Master Bedroom - double fitted wardrobes with sliding mirrored doors and window to rear.

En Suite Shower Room - a three piece suite comprising low flush WC, wash hand basin and shower unit. Window to front.

Bedroom 2 - a double bedroom with window to front and built-in cupboard.

Bedroom 3 - a larger single bedroom with window to rear.

Bathroom - a three piece suite comprising panelled bath, low flush WC and wash hand basin. Window to rear.

OUTSIDE

There are open plan lawned gardens to the front of the property. A driveway provides off street parking and leads to an integral single garage with an up-and-over door. There are largely lawned gardens of a decent size to the rear of the property with a timber fence to the perimeter.

