

**staniford**  
grays



32 Mulberry Avenue, Beverley, HU17 7SS

£289,950

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# 32 Mulberry Avenue

Beverley, HU17 7SS

- LINK DETACHED HOME
- SUPERIOR BEDROOM WITH ENSUITE
- PRIVATE REAR GARDEN
- SMARTLY PRESENTED THROUGHOUT
- THREE GOOD SIZED BEDROOMS
- SINGLE GARAGE AND OFF STREET PARKING
- MODERN FITTED KITCHEN DINER

A delightful three bedroom link detached family home located in the Molescroft area of Beverley. Built circa 2016 this family home offers modern living in a popular location, ideal for the Beverley bypass and close to the local shops.

With lounge, modern fitted kitchen diner and WC to the ground floor. To the first floor are three good sized bedrooms, the superior bedroom with ensuite, plus house shower room. Externally the property benefits from off street parking, single integral garage and private rear garden.



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## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 11'8" x 6'4" (3.57m x 1.94m )  
Accessed via composite front door with two privacy glass panels, luxury vinyl flooring, pendant light fitting and under the stairs cupboard.

**CLOAKROOM WC** 6'4" x 3'11" (1.95m x 1.20m )  
Wood door with chrome handles, luxury vinyl floor, two spotlights, pedestal wash hand basin with mixer tap, extractor fan and low flush WC.

**LOUNGE** 15'10" x 10'2" (4.85m x 3.11m )  
Wood door with chrome handles, carpeted floor, three chrome pendant light fittings, one uPVC double glazed front aspect window, two uPVC double glazed side aspect windows.

**KITCHEN** 15'10" x 9'10" (4.85m x 3m )  
Wood door with chrome handles, luxury vinyl floor, six chrome spotlights, uPVC double glazed French doors to the garden, one UPVC rear aspect window, one UPVC front aspect window. Integrated appliances include fridge freezer, dish washer, washing machine, 5 ring gas hob, stainless steel extractor and splashback and integrated electric oven.

**STAIRCASE AND LANDING** 11'1" x 7'6" (3.38m x 2.30m )  
Carpeted floor, pendent light fitting, wooden bannister with spindles and loft hatch.

**SUPERIOR BEDROOM** 15'10" x 10'2" (4.84m x 3.12m )  
Wood door with chrome handles, carpeted floor, three bulb chrome light fitting, one uPVC double glazed front aspect window and two side aspect uPVC double glazed windows.

**ENSUITE**  
Wood door with chrome handles, two spotlights, vinyl floor, chrome towel radiator, uPVC double glazed front aspect privacy window, shower enclosure with mixer shower and rainfall shower head, wash hand basin with WC and vanity unit.

**BEDROOM TWO** 17'1" x 8'9" (5.21m x 2.68m )  
Wood door with chrome handles, carpet floor, uPVC double glazed side aspect window, uPVC double glazed rear aspect window, contemporary chrome light fittings and loft hatch.



### **BEDROOM THREE**

8'9" x 8'8" (2.68m x 2.65m)

Wood door with chrome handles, carpet floor, contemporary chrome light fitting, uPVC double glazed rear aspect window and built in wardrobe.

### **FAMILY SHOWER ROOM**

8'7" x 6'6" (2.62m x 2m)

Wood door with Chrome handles, vinyl floor, four spotlights, uPVC double glazed rear aspect privacy window, chrome towel radiator, low flush WC and wash hand basin with vanity unit and mixer tap. Shower enclosure with mixer shower and rainfall shower head and extractor fan.

### **EXTERNAL**

Fenced garden to the front with lawn and mature shrubs. Tarmacked drive with parking for one vehicle and leading to the single integral garage. Flagged path to front door.

To the rear a flagged patio area with lawned garden and decking. With garden shed and set in a wooden fenced surround with shrubbery to borders.

### **SINGLE INTEGRAL GARAGE**

With up and over door, full power and lighting.

### **COUNCIL TAX:**

We understand the current Council Tax Band to be D

### **SERVICES :**

Mains water, gas, electricity and drainage are connected. We understand the monthly service fees to be TBC

### **TENURE :**

We understand the Tenure of the property to be Freehold.

### **MORTGAGE CLAUSE :**

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### **PROPERTY PARTICULARS DISCLAIMER :** **PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

### **MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.





## Floor Plans



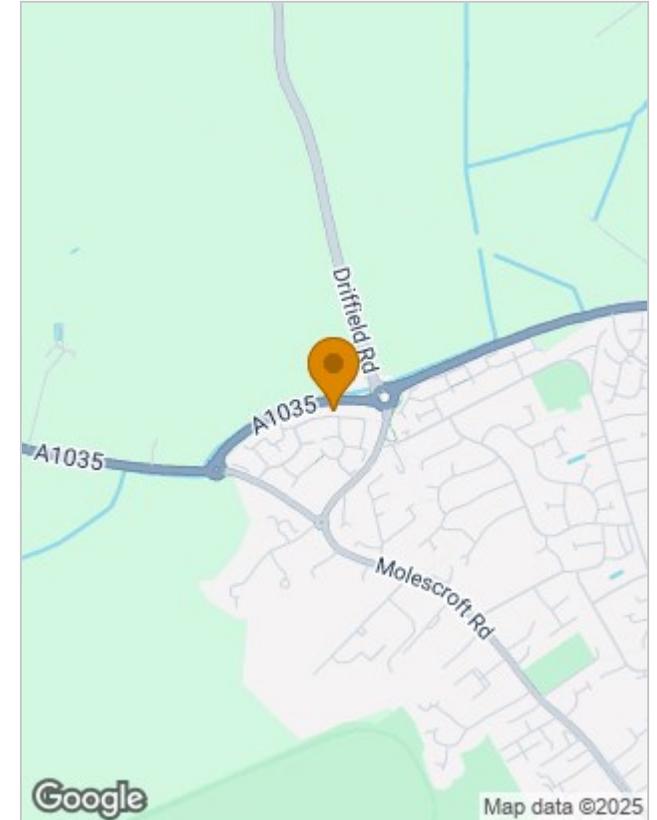
## Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

