

**staniford**  
grays



17 Mulberry Croft, Beverley, HU17 0WS

£282,500





# 17 Mulberry Croft

Beverley, HU17 0WS

- RECENTLY BUILT
- THREE BEDROOMS WITH MASTER ENSUITE
- OFF STREET PARKING
- POPULAR LOCATION
- VERY WELL FINISHED
- DETACHED PROPERTY WTH GARAGE
- GOOD SIZED REAR GARDEN

A recently built and very well finished three bedrooomed (master ensuite) detached property, situated in a sought after location close to Beverley Town Centre.

The property briefly comprises good sized living room, open plan dining kitchen with utility area, ground floor WC. To the the first floor are three bedrooms with the mater ensuite and family bathrooms. To the front there is a driveway for off street parking giving access to the integral garage, whilst to the rear is a good sized garden laid mainly to lawn.



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## ACCOMMODATION COMPRISSES

**ENTRANCE DOOR TO HALLWAY**  
With stairs to first floor and radiator.

**LIVING ROOM** 14'2" x 10' (4.32m x 3.05m)  
Window to the front, radiator and under stairs storage cupboard.

**DINING KITCHEN** 22'6" x 8'4" (6.86m x 2.54m)  
Wall and base units, rolled top work surfaces, stainless steel sink with mixer tap. Gas hob with electric oven under and extractor hood over. Integral fridge freezer, integral dishwasher, plumbing for a washing machine, radiator, two windows to the rear and patio doors to the rear.

**WC**  
Has a low flush WC and pillared wash hand basin.

**FIRST FLOOR LANDING**  
With loft access

**MASTER BEDROOM** 14'3" x 9' (4.34m x 2.74m)  
Window to the front and radiator

**ENSUITE**  
Has a shower stall with mains fed shower, low flush WC, pillared wash hand basin, window to the rear and radiator.

**BEDROOM TWO** 11'9" x 10'1" (3.58m x 3.07m)  
Window to the front, large storage cupboard and radiator

**BEDROOM THREE** 10'9" x 8'10" (3.28m x 2.69m)  
Window to the rear and radiator

**FAMILY BATHROOM**

Has a panel bath with mains fed shower and glass shower screen, low flush WC, pillarled wash hand basin, window to the rear and radiator.

**EXTERNAL**

To the front is a brick paved driveway allowing for off street parking for a couple of cars, planted side border. Driveway gives access to a single garage with up and over door and a side path leading to the rear garden.

Rear garden has a paved seating area, lawned garden and is set in a fenced surround.

**COUNCIL TAX:**

We understand the current Council Tax Band to be D

**TENURE :**

We understand the Tenure of the property to be Freehold.

**SERVICES :**

Mains water, gas, electricity and drainage are connected.

**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](mailto: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.

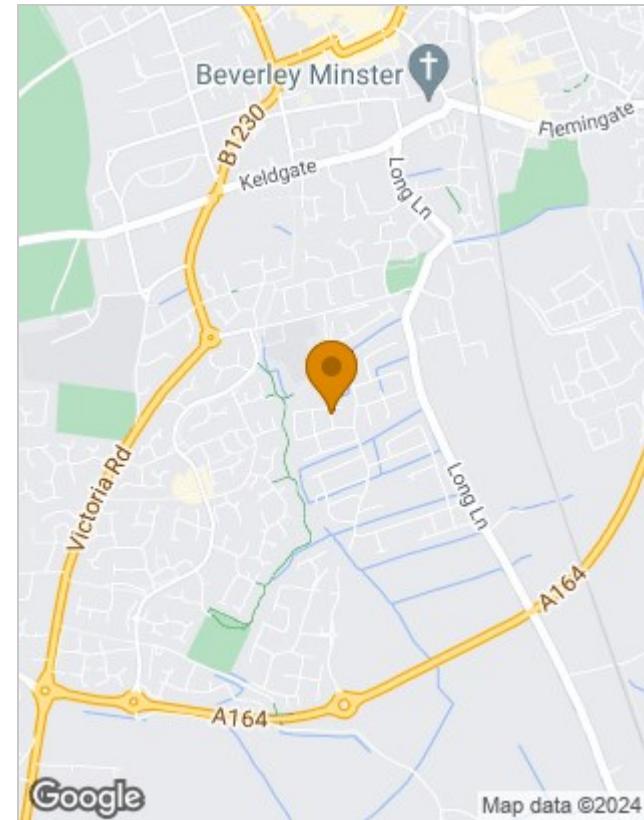




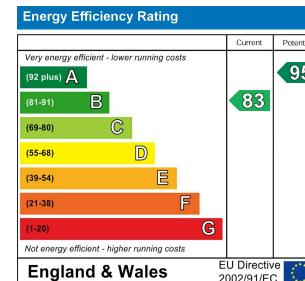
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.