

staniford
grays



18 Mulberry Croft, Beverley, HU17 0WS

Offers In The Region Of £255,000





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Beverley, HU17 0WS

- MODERN THREE BEDROOM SEMI DETACHED HOUSE
- BUILT IN 2022
- CLOSE BY LOCAL AMENITIES
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- TEN MINUTE WALK TO BEVERLEY GRAMMAR SCHOOL
- NO ONWARD CHAIN

Modern Three Bedroom Semi Detached Family Home Built in 2022.

Positioned in a quiet cul-de-sac on the sought-after Queens Court development, this beautifully finished three-bedroom semi-detached home offers the perfect balance of modern space and convenience and just one mile from Beverley town centre.

Designed with family life in mind, the home features a generous front facing lounge and a bright, open plan kitchen diner to the rear, complete with integrated appliances and French doors that open directly onto a private patio and garden. It's a perfect spot for summer barbecues, children's play, or relaxing with a glass of wine in the evening sun.

Upstairs, you'll find two spacious double bedrooms, including a principal with ensuite shower room, a smart family bathroom and a versatile third bedroom, perfect for a child's room, nursery, home office or gym. At the front there's off street parking for two cars.

Location Benefits

This fantastic home is located just off Voases Way and Woodmansey Mile, offering excellent road links via the A164 and A1174, making Hull, York, and the wider East Yorkshire region easily accessible. Beverley Train Station is also nearby, connecting you to Hull and beyond in under 20 minutes.



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ACCOMMODATION COMPRISES

ENTRANCE HALL 9'4" x 3'4" (2.85m x 1.02m)
Composite front door with glass panel and chrome handles, laminate flooring and a pendant light fitting.

CLOAK ROOM/WC 5'3" x 3'0" (1.62m x 0.93)
Wooden door with chrome handles, laminate floor, central ceiling light, extractor fan, corner pedestal wash hand basin with mixer tap and low flush WC.

LOUNGE 15'11" x 11'10" (4.87m x 3.62m)
Wooden door with chrome handles, pendant light fitting, front aspect uPVC double glazed window and side aspect uPVC double glazed window.

KITCHEN DINER 14'11" x 10'5" (4.57m x 3.20m)
Wood door with chrome handles, laminate flooring, four spotlight fitting, pendant light fitting, rear aspect uPVC double glazed window, uPVC French doors to the rear garden, understairs cupboard, integrated dishwasher, fridge freezer, washing machine, four ring gas hob and electric oven with extractor fan above and a stainless steel drainer sink with mixer tap.

STAIRCASE AND LANDING 12'0" x 6'3" (3.68m x 1.92m)
Carpeted floor, pendant light fitting, wooden hand rail, wooden banister with spindles, loft hatch and storage cupboard.

BATHROOM 6'3" x 5'6" (1.91m x 1.70m)
Wooden door with chrome handles, vinyl floor, central ceiling light, low flush WC, rear aspect uPVC double glazed window, pedestal wash hand basin with mixer tap, panelled bath with splash back tiles and extractor fan.

BEDROOM ONE 10'2" x 8'6" (3.11m x 2.61m)
Wooden door with chrome handles, carpeted floor, pendant light fitting, and a rear aspect uPVC double glazed window.



PRINCIPAL BEDROOM

13'8" x 8'7" (4.19m x 2.62m)

Wooden door with chrome handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.

ENSUITE SHOWER ROOM

8'6" x 4'5" (2.60m x 1.37m)

Wood door with chrome handles, central ceiling light, side aspect uPVC double glazed window, vinyl floor, low flush WC, pedestal wash hand basin with mixer tap, extractor fan, shower cubicle with mixer shower with splash back tiling.

BEDROOM THREE

8'9" x 6'3" (2.67m x 1.91m)

Wood door with chrome handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.

EXTERIOR

To the front a block paved drive for two vehicles with path to a side garden gate and the front door. To the rear a flagged patio with lawn and fenced surround with wooden garden shed.

COUNCIL TAX:

We understand the current Council Tax Band to be C

SERVICES :

Mains water, gas, electricity and drainage are connected.

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.

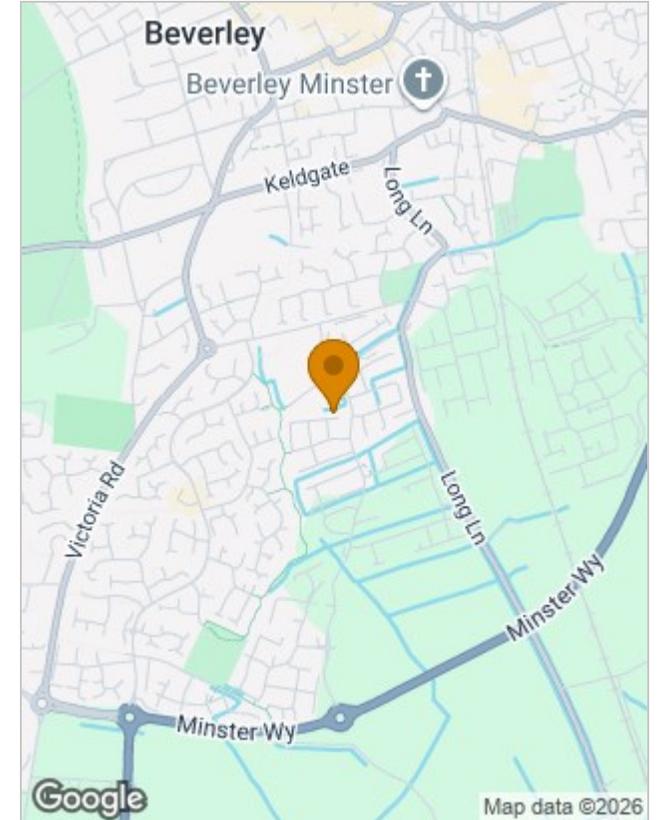
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Beverley Office 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.