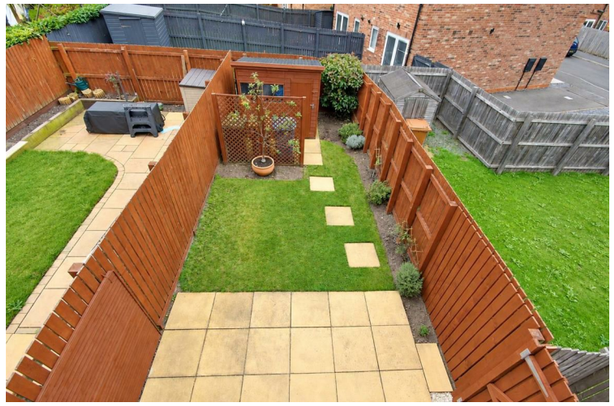

Quick & Clarke
PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
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# 11 Mulberry Avenue, Beverley HU17 7SS

**Offers Over £199,950**

Beverley | Cottingham | Hornsea | Willerby

- Modern semi-detached house
- Over 650 square feet
- Two bedrooms
- Good size living room
- Light and spacious kitchen diner
- Westerly facing rear garden
- Great access to Beverley town centre
- Council Tax Band: B
- EPC Rating: Awaited

A lovely modern semi-detached house offered at an extremely attractive price having two double bedroomed accommodation extending to over 650 square feet complemented by the lovely living room, spacious kitchen diner and cloakroom at ground floor level. The property benefits from its own car parking to the front and importantly has a westerly facing rear garden.

This really is a super opportunity to acquire a lovely home in a very popular residential locality.

**LOCATION**
The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture.

The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

**THE ACCOMMODATION COMPRISES**

**GROUND FLOOR**

**ENTRANCE HALL**
Staircase to first floor and radiator.

**LIVING ROOM**
15'0" x 8'9" (4.57m x 2.67m)
PVCu sealed unit double glazed window and radiator.

**KITCHEN DINER**
12'0" x 12'0" (3.66m x 3.66m)
Modern base and eye level units with five ring gas hob, one and a half bowl single drainer sink unit, wall mounted gas fired central heating boiler and radiator. PVCu sealed unit double glazed window overlooking rear garden and French doors to garden.

**CLOAKROOM**
Low level w.c. and wash hand basin. Tiled floor and radiator.

**FIRST FLOOR**

**LANDING**

**BEDROOM 1 (rear)**
12'0" x 11'0" (3.66m x 3.35m)
PVCu sealed unit double glazed window and radiator.

**BEDROOM 2 (front)**
12'0" x 9'0" (3.66m x 2.74m)
Fitted wardrobes and built-in cupboard. PVCu sealed unit double glazed window and radiator.

**BATHROOM**
6'9" x 5'6" (2.06m x 1.68m)
Panelled bath with shower attachment over, wash basin and low level w.c. Tiled floor and radiator.

**OUTSIDE**
To the front of the property is a private tarmacadam parking space with a stone path to front door and side pedestrian rear access.

The rear garden benefits from a westerly aspect and is laid to grass with flowerbeds along with a timber garden store.

**SERVICES**
All mains services are available or connected to the property.

**CENTRAL HEATING**
The property benefits from a gas fired central heating system.

**DOUBLE GLAZING**
The property benefits from PVCu double glazing.

**TENURE**
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

**VIEWING**
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

**FINANCIAL SERVICES**
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.