



Mulberry Avenue, Beverley, East Yorkshire, HU17 7SS

FINE & COUNTRY

**SUPER FIVE BEDROOM, THREE RECEPTION EXECUTIVE STYLE DETACHED HOUSE IN POPULAR MOLESCROFT LOCATION
PRESENTED IN MOVE IN CONDITION WITH GENEROUS GARDENS AND DOUBLE GARAGING
- VERSATILE FAMILY ACCOMMODATION - ONE NOT TO BE MISSED!**



This executive five bedroom three storey detached house is a credit to its present owners.

The property enjoys a popular Molescroft location with easy access into Beverley centre and its many amenities.

The accommodation on offer briefly comprises entrance hallway, cloakroom, lounge, dining room, study/sitting room and fitted kitchen, to the first floor master bedroom with dressing area and en-suite, bedroom 2 with en-suite, bedroom 3 plus family bathroom, to the second floor bedroom 5/cinema room and shower room, outside are gardens, driveway and double garage.

Summary:

This executive five bedroom three storey detached house is a credit to its present owners. The property enjoys a popular Molescroft location with easy access into Beverley centre and its many amenities. The accommodation on offer briefly comprises entrance hallway, cloakroom, lounge, dining room, study/sitting room and fitted kitchen, to the first floor master bedroom with dressing area and en-suite, bedroom 2 with en-suite, bedroom 3 plus family bathroom, to the second floor bedroom 5/cinema room and shower room, outside are gardens, driveway and double garage.

Location:

Beverley is an extremely popular Historic Market Town with a wide range of facilities and special attractions including the Minster, the Westwood and Beverley Racecourse. The town is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull. Boasting several good quality restaurants and bars and a private golf club situated on the Westwood. Beverley lies approximately ten miles to the north of the City of Hull and approximately thirty miles south-east of York and is ideally located for access to the coast and the motorway network. There is a train station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough.

Accommodation:

The property is arranged on three floors and briefly comprises as follows:

Entrance Hallway:

With understairs storage cupboard.





Cloakroom:

With w.c. and wash hand basin.

Lounge:

15'10" x 13'1" (4.83m x 4m) With French doors leading out to the rear garden, and a Portuguese Stone and Italian marble inlay, fire place and surround.

Dining Room:

10'8" (3.25) plus bay x 9'9" (2.97) With window to the front elevation.

Study/Sitting Room:

12'4" (3.76) plus bay x 8'2" (2.5) With window to the front elevation.

Fitted Kitchen:

17'6" x 13'6" max into recess narrowing to 9'10" With a comprehensive range of gloss fitted floor units, white quartz work surfaces, incorporating inset sink unit, wall cupboards and drawers, built-in oven, hob and hood, integrated dishwasher and fridge/freezer, tiled flooring, Portuguese Stone with Italian marble inlay fire surround, French doors leading out to the rear garden.



First Floor

Master Bedroom:

16'6" x 10'1" (5.03m x 3.07m) Being open plan to ...

Dressing Area:

10'1" x 5'9" (3.07m x 1.75m) With door into ...

En-suite:

10'1" x 5'7" (3.07m x 1.7m) With panelled bath, separate shower, pedestal wash hand basin, low level w.c., tiled flooring and downlighting.

Bedroom 2:

12'9" x 10'2" (3.89m x 3.1m)

En-suite Shower Room:

6'5" x 5'7" (1.96m x 1.7m) With shower, wash hand basin, low level w.c., tiled flooring and downlighting.

Bedroom 3:

10'2" x 9'6" (3.1m x 2.9m)

Family Bathroom:

10'2" x 5'11" (3.1m x 1.8m) With panelled bath with plumbed shower over, pedestal wash hand basin, low level w.c., tiled flooring and downlighting.

Second Floor**Bedroom 4:**

19'4" (5.9) max into recess x 10'2" (3.1) With views over the rooftops to the countryside.

Bedroom 5/Cinema Room:

19'4" max x 13'4" max (5.9m max x 4.06m max) With views over the rooftops to the countryside.

Shower Room:

6'11" x 5'2" (2.1m x 1.57m) With shower, pedestal wash hand basin, low level w.c., tiled flooring and downlighting.

Outside:

To the front of the property is a mature flower and shrub garden. A private side driveway provides off-road parking for two cars and leads to double garaging. The rear garden is of good proportions and enjoys a southerly aspect with a full width paved patio leading to a generous lawn with mature flower and shrub borders, garden shed, summer house and fencing to the boundaries.

Central Heating:

The property has the benefit of gas central heating.

Double Glazing:

The property has the benefit of UPVC double glazing.

Council Tax:

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.*

Fixtures & Fittings:

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.



Disclaimer:

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings:

Strictly by appointment with the sole agents.

Mortgages:

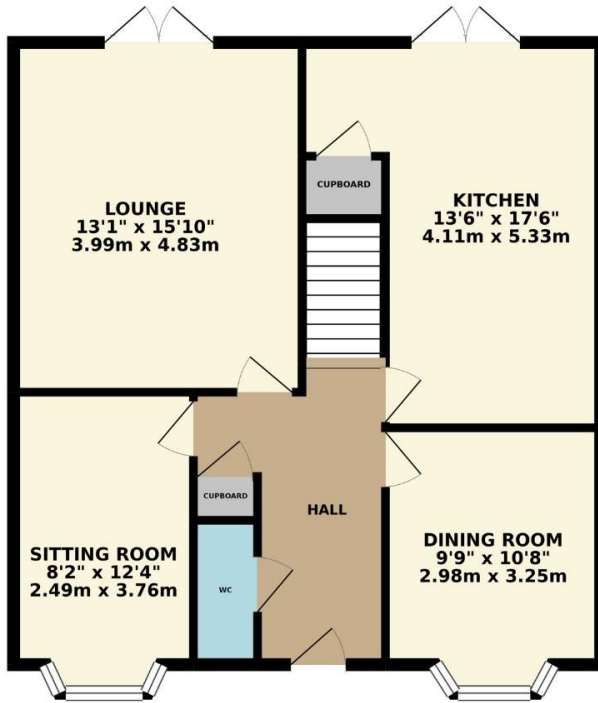
We will be pleased to offer independent advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Independent advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal:

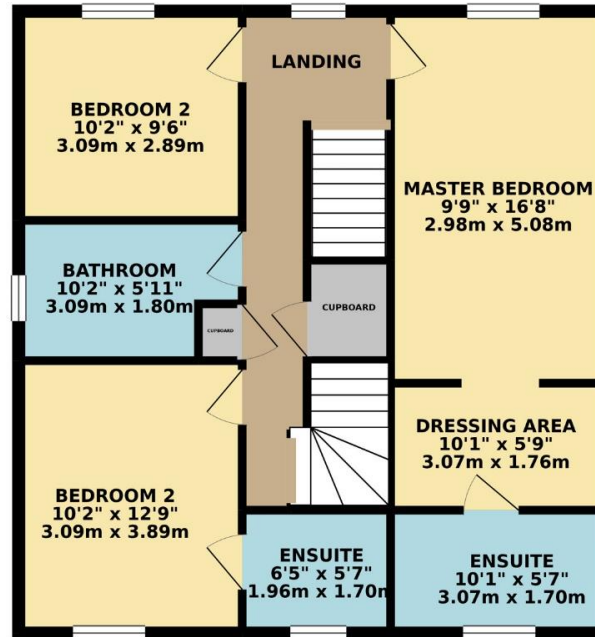
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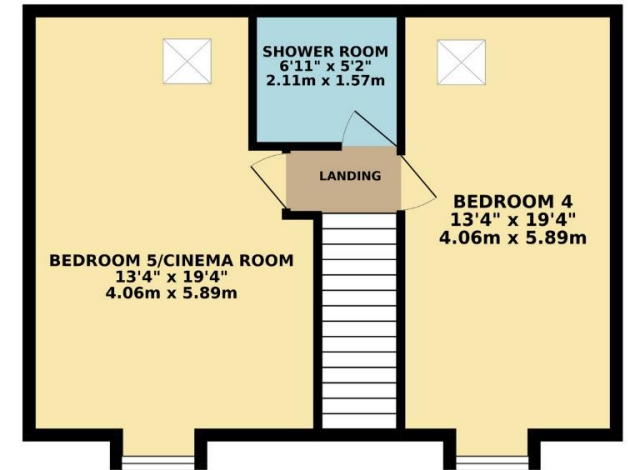
GROUND FLOOR 764.61 sq. ft.
(71.03 sq. m.)



1ST FLOOR 752.75 sq. ft.
(69.93 sq. m.)



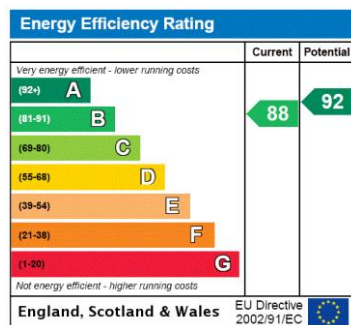
2ND FLOOR 523.06 sq. ft.
(48.59 sq. m.)



TOTAL FLOOR AREA : 2040.42 sq. ft. (189.56 sq. m.) approx.

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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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

