



## 2 Mulberry Avenue, Beverley, HU17 7SS

**£490,000**

Offered to the market with NO ONWARD CHAIN, this beautifully presented detached residence provides an exceptional opportunity for families seeking a contemporary lifestyle, perfectly positioned within easy reach of excellent transport links in the heart of Beverley's historic market town.

Externally to the front aspect, there is a manicured garden with decorative planting and gravelled borders. A private driveway extends down the side of the property, and towards the attached garage. Further land beyond also allows for additional parking space.

Upon entering, the resident is greeted by a welcoming entrance hall that incorporates a cloakroom, and follows to a bay fronted lounge, spacious sitting room, useful study, and kitchen fitted with a range of integrated appliances.

A fixed staircase ascends to the first floor which boasts an impressive principal bedroom complete with built-in wardrobes and a contemporary en-suite shower room. A further double bedroom also benefits from built-in wardrobes, alongside two additional bedrooms, all served by a well-appointed family bathroom.

French doors from the sitting room open onto the enclosed rear garden : predominantly laid to lawn, with raised planting beds, and complemented by a patio and wooden decking areas.

The accommodation comprises

#### Front external



Externally to the front aspect, there is a lawned garden with decorative planting and gravelled borders. A side drive that accommodates off-street parking extends down the side of the property towards the attached garage. Further land beyond also allows for additional parking space (please see the land boundary and aerial view).

#### Ground floor

##### Hall

Composite entrance door, central heating radiator, and tiled flooring. Leading to :

##### W.C

UPVC double glazed window, central heating radiator, tiled flooring, and furnished with a two-piece suite comprising pedestal sink with mixer tap, and low flush W.C.

#### Lounge 10'7" x 11'1" (3.23 x 3.39 )



UPVC double glazed bay window, UPVC double glazed window, central heating radiator, and carpeted flooring.

#### Sitting room 13'4" x 13'6" (4.08 x 4.14 )



UPVC double glazed French doors with side windows, two central heating radiators, and carpeted flooring.

#### Study 11'9" x 8'0" (3.59 x 2.46 )



UPVC double glazed window, central heating radiator, and carpeted flooring.

#### Kitchen / dining room 16'5" x 14'7" (5.02 x 4.45 )



Composite door, UPVC double glazed window, central heating radiator, under stairs storage cupboard, tiled flooring, and fitted with a range of floor and eye level units, worktop with splashback upstand above, sink with mixer tap, and a range of integrated appliances including double oven, hob with extractor hood above, fridge-freezer, washing machine, and dishwasher

## First floor

### Landing

With access to the loft hatch, UPVC double glazed windows, central heating radiator, built-in airing cupboard, and carpeted flooring. Leading to :

### Bedroom one 15'0" x 11'2" (4.58 x 3.41 )



Two UPVC double glazed windows, central heating radiator, built-in wardrobes, and carpeted flooring.

### En-suite



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with tiled flooring, and furnished with a three-piece suite comprising walk-in enclosure with mixer shower, pedestal sink with mixer tap, and low flush W.C.

### Bedroom two 11'3" x 13'4" (3.45 x 4.07 )



UPVC double glazed window, central heating radiator, built-in wardrobes, and carpeted flooring.

### Bedroom three 10'5" x 11'3" (3.18 x 3.43 )



UPVC double glazed windows, central heating radiator, and carpeted flooring.

### Bedroom four 7'8" x 10'7" (2.35 x 3.24 )



UPVC double glazed windows, central heating radiator, and carpeted flooring.

## Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with tiled flooring, and furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap, and low flush W.C.

## Rear external



French doors in the sitting room open onto the rear garden which is mainly laid to lawn with a raised planting area, and complimented with patio and wooden decking seating area.

## Additional features

The residence also benefits from having an outside tap.

## Aerial view of the property



## Land boundary



## Tenure

The property is held under Freehold tenureship

## Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - MOL128002000

Council Tax band - E

## EPC rating

EPC rating - C

## Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

## Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

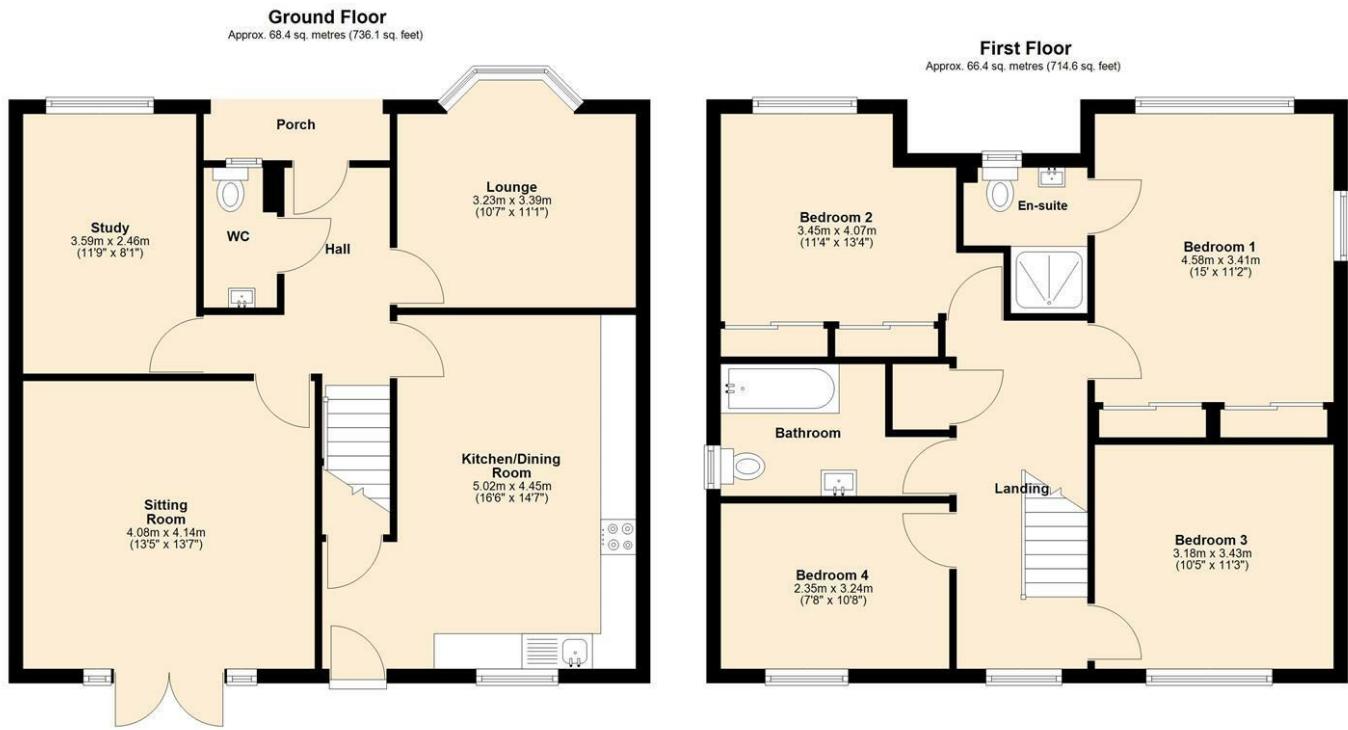
#### Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Whitakers Estate Agent Declaration

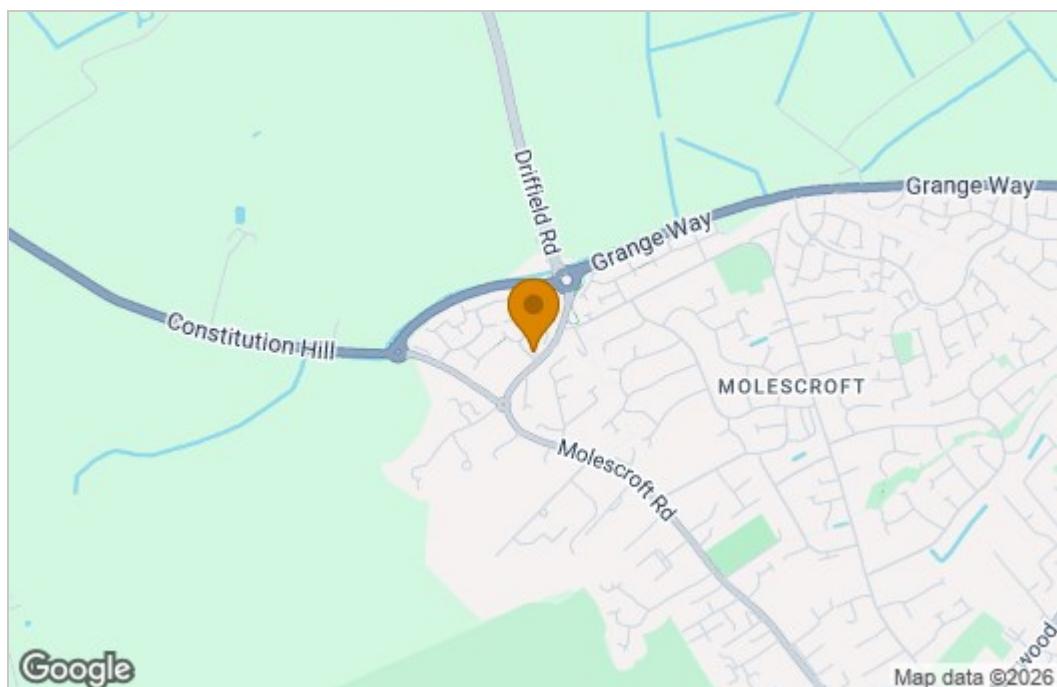
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## Floor Plan

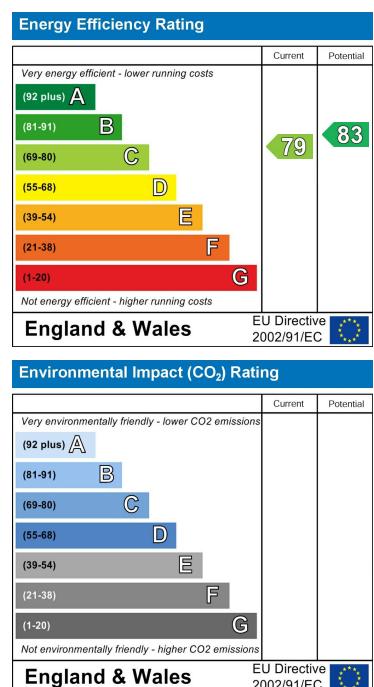


Total area: approx. 134.8 sq. metres (1450.7 sq. feet)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.