Whitakers
Estate Agents

2 Mulberry Avenue, Beverley, HU17 7SS

£470,000

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

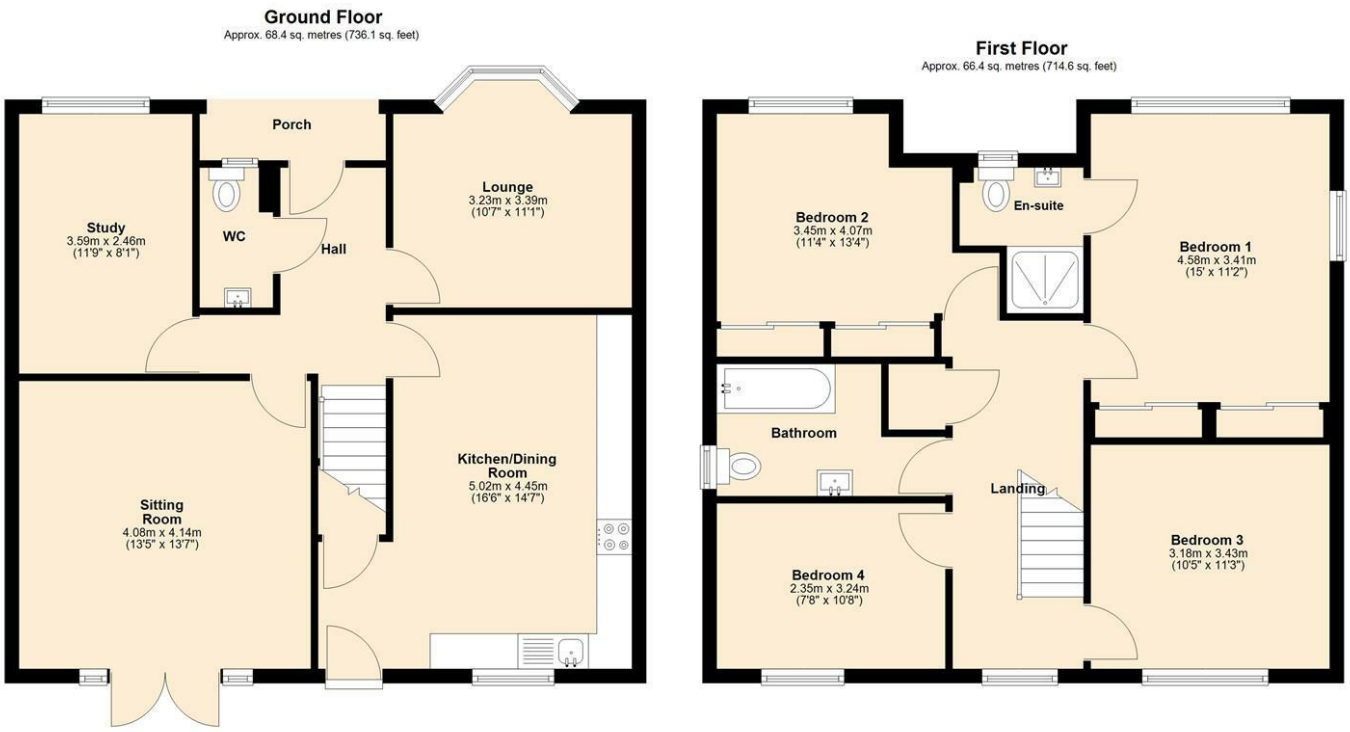
Free Market Appraisals / Valuations

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

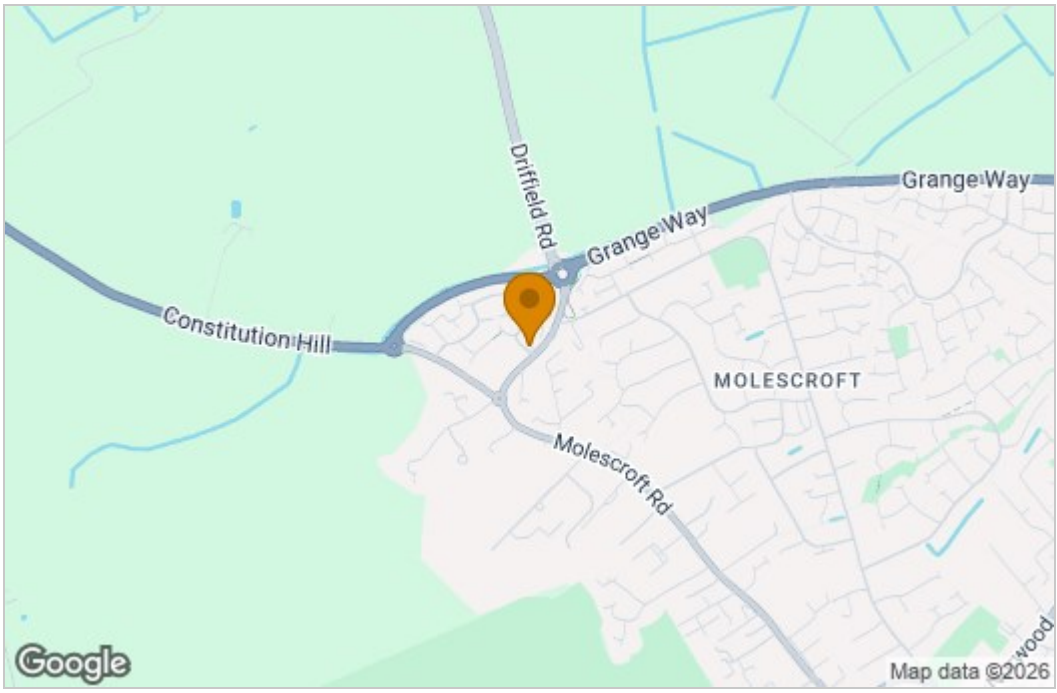
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

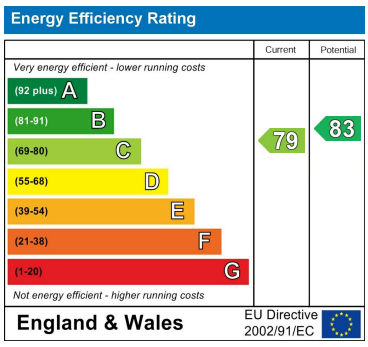


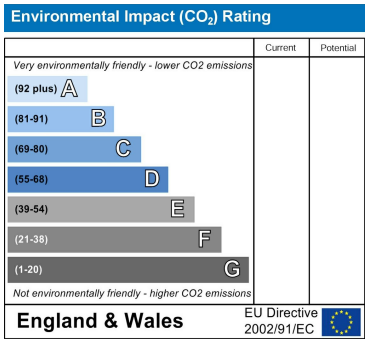
Total area: approx. 134.8 sq. metres (1450.7 sq. feet)

Area Map



Energy Efficiency Graph





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