

# Whitakers

Estate Agents



## 11 Mulberry Croft, Beverley, HU17 0WS

**£255,000**

Situated in a desirable residential area of Beverley, this well-presented home offers comfortable and modern living within easy reach of local amenities, schools, and transport links. The property provides spacious and versatile accommodation, making it an excellent opportunity for a growing family.

Upon entry, the resident is greeted by a hallway that incorporates useful storage and a cloakroom, and follows to a study, fitted kitchen, and fitted kitchen / living room.

The first floor boasts a master bedroom with en-suite, and a spacious lounge which could be used as an additional bedroom. A fixed staircase rises to the second floor which constitutes two double bedrooms served by a bathroom furnished with a three-piece suite.

Externally to the front of the property there are two parking spaces. A path with a gate leads to the side of the property and beyond to the rear garden with a patio, gravelled garden and fencing to the surround,

An internal inspection is recommended to avoid disappointment.

The accommodation comprises

#### Ground floor

##### Entrance hall

Upvc double glazed entrance door, gas central heating radiator, double storage cupboard housing the gas central heating boiler, laminate flooring and staircase to the landing off.

##### Cloakroom



Low flush WC and wash basin, gas central heating radiator, laminate flooring and an extractor fan.

Study 9'0" x 6'2" (2.76 x 1.88 )



Upvc double glazed window and a gas central heating radiator.

Living kitchen 19'11" x 12'9" maximum (6.08 x 3.91 maximum)



Upvc double glazed French windows leading to the rear garden, gas central heating radiator, under stairs storage cupboard. To the kitchen area there a range of base wall and drawer units

with fitted worktops and up stands, inset single drainer sink unit, split level double oven and hob with a cooker hood over, integrated refrigerator/freezer, washing machine and dishwasher.

#### First floor

##### First floor landing

Leads to:

Lounge / additional bedroom 11'9" x 13'0" (3.60 x 3.98 )



Upvc double glazed window to the front aspect and a gas central heating radiator.

Master bedroom 10'1" x 12'10" (3.08 x 3.92 )



Upvc double glazed window to the rear aspect and a gas central heating radiator.

## En suite



Fitted with a three piece suite comprising shower cubicle, pedestal wash basin and a low flush WC, gas central heating radiator and an extractor fan.

Second floor

Second floor landing

Access to the roof space and a gas central heating radiator.

Bedroom two 11'6" x 12'11" (3.53 x 3.96 )



Upvc double glazed window to the rear aspect and a gas central heating radiator.

Bedroom three 9'5" x 12'11" (2.88 x 3.95 )



Upvc double glazed window to the front aspect and a gas central heating radiator.

## Bathroom



Fitted with a three piece suite comprising panelled bath with a mixer shower and shower screen, pedestal wash basin and a low flush WC, gas central heating radiator and an extractor fan.

Gardens



To the front of the property there are two parking spaces. A path with a gate leads to the side of the property and beyond to the rear garden with a patio, gravelled garden and fencing to the surround,

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - WOO185011000

Council Tax band - D

EPC rating

EPC rating - B

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

#### 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.

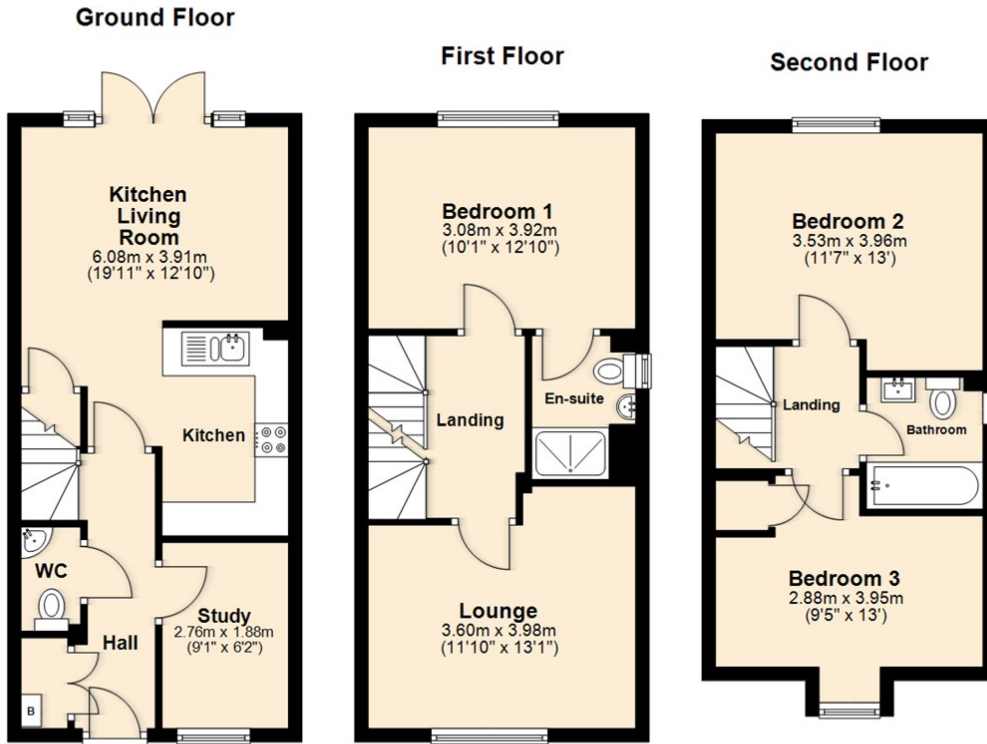
#### Free Market Appraisals / Valuations

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.

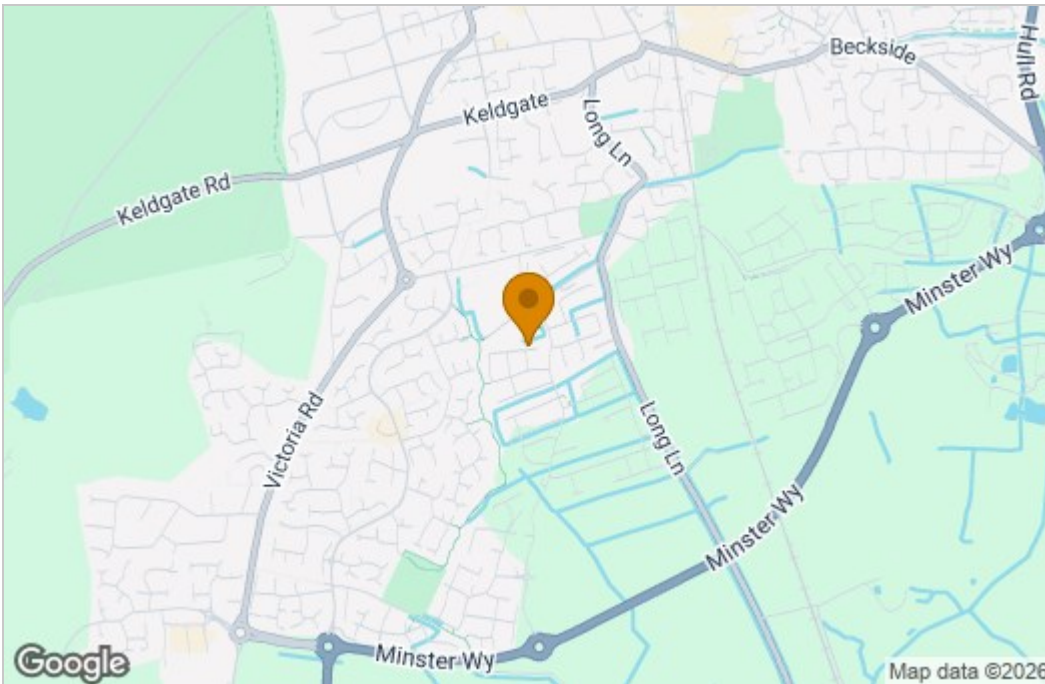
# Floor Plan



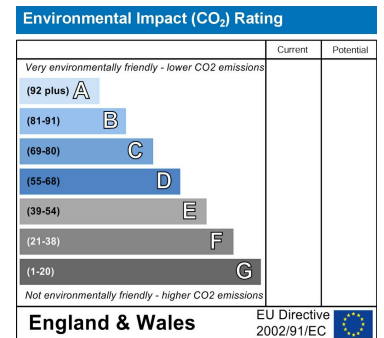
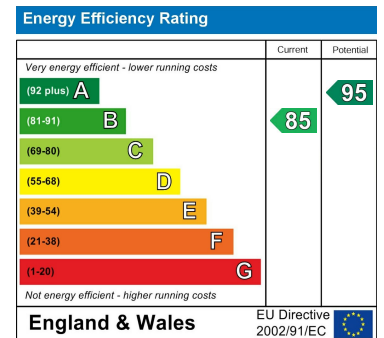
Total area: approx. 103.2 sq. metres (1111.2 sq. feet)

Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.