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Limb
MOVING HOME



68 Mulberry Avenue, Molescroft, Beverley, East Yorkshire, HU17 7SS

- 📍 Fine Detached House
- 📍 Sizeable Plot
- 📍 3 Bedroom
- 📍 Council Tax Band D

- 📍 Drive & Detached Garage
- 📍 Sought After Location
- 📍 Move Straight in!
- 📍 Freehold/EPC = B

Offers Over £325,000

INTRODUCTION

A beautifully presented, double-fronted detached home occupying a generous west-facing plot within an exclusive modern development in sought-after Molescroft.

Offered with no onward chain and ready to move straight into, this attractive property has been freshly decorated throughout and offers well-proportioned accommodation ideal for contemporary family living. The ground floor includes a welcoming entrance hall, cloakroom/W.C., a spacious dual-aspect lounge, and a stylish dining kitchen with French doors to the rear garden, complemented by a separate utility room.

Upstairs, there are three beautifully presented bedrooms, including a principal bedroom with an en-suite shower room, along with a modern family bathroom. The home benefits from gas central heating, uPVC double glazing, and sits on a larger-than-average plot, offering superb outdoor space. In the agent's opinion, there is excellent potential for further extension (subject to the necessary consents).

Located on Mulberry Avenue, just off Malton Road, this home forms part of a highly regarded David Wilson Homes development. Thoughtfully designed with families in mind, the neighbourhood includes a communal play area and enjoys convenient access to local amenities, Beverley town centre, and well-regarded schools.

LOCATION

This is one of Beverley's most sought after locations and the property lies within the catchment area of the highly regarded Molescroft primary school. Being a 20 minute walk away, the town centre offers many amenities including numerous shops, restaurants, bars, coffee shops and general amenities together with the railway station and recently completed Flemingate shopping centre. The town also has its own racecourse, the Westwood Pasture land, a golf course and good connections are available toward Hull, York and the M62 motorway network.

ACCOMODATION

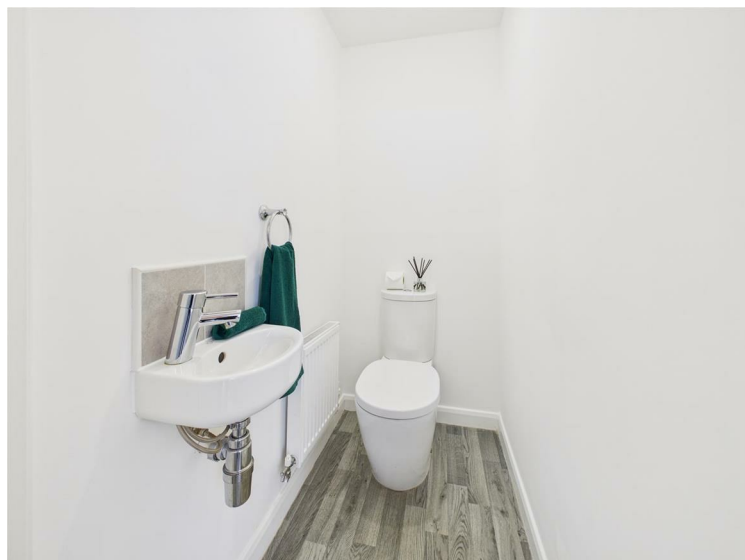
Residential entrance door to

ENTRANCE HALLWAY

With stairs to first floor of

CLOAKS/W.C

With low level W.C. and wash hand basin.



LOUNGE

17'9" x 10'6" approx (5.41m x 3.20m approx)

With window to front elevation and double doors to the rear leading out.



DINING KITCHEN

17'10" x 10'3" approx (5.44m x 3.12m approx)

Having a range of modern fitted units, with sink and drainer, integrated oven, hob and hood above, plumbing for a dishwasher. Windows to both front and rear elevations.



KITCHEN AREA



UTILITY ROOM

With plumbing for automatic washing machine, wall mounted central heating boiler, external access door to rear.



FIRST FLOOR

LANDING

With window to rear, cupboard to corner



BEDROOM 1

14'2" x 10'0" approx (4.32m x 3.05m approx)

Window to front elevation.



ENSUITE SHOWER ROOM

With low level W.C., wash hand basin and shower cubicle.



BEDROOM 2

11'2" x 9'8" approx (3.40m x 2.95m approx)

Window to front elevation, overstairs cupboard.



BEDROOM 3

8'10" x 7'5" approx (2.69m x 2.26m approx)
Window to rear



BATHROOM

With suite comprising low level W.C., wash hand basin and bath, tiled surround.



OUTSIDE

The property occupies a larger than average plot on the development which enjoys a south westerly facing aspect to the rear. The garden has a patio area and is mainly laid to lawn. To one side of the house is a driveway which provide parking and access to the single garage.



REAR VIEW



TENURE

Freehold

SERVICE CHARGE

Although the property is freehold, there is a maintenance charge payable twice a year of £90.22 as advised by the current owner.

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

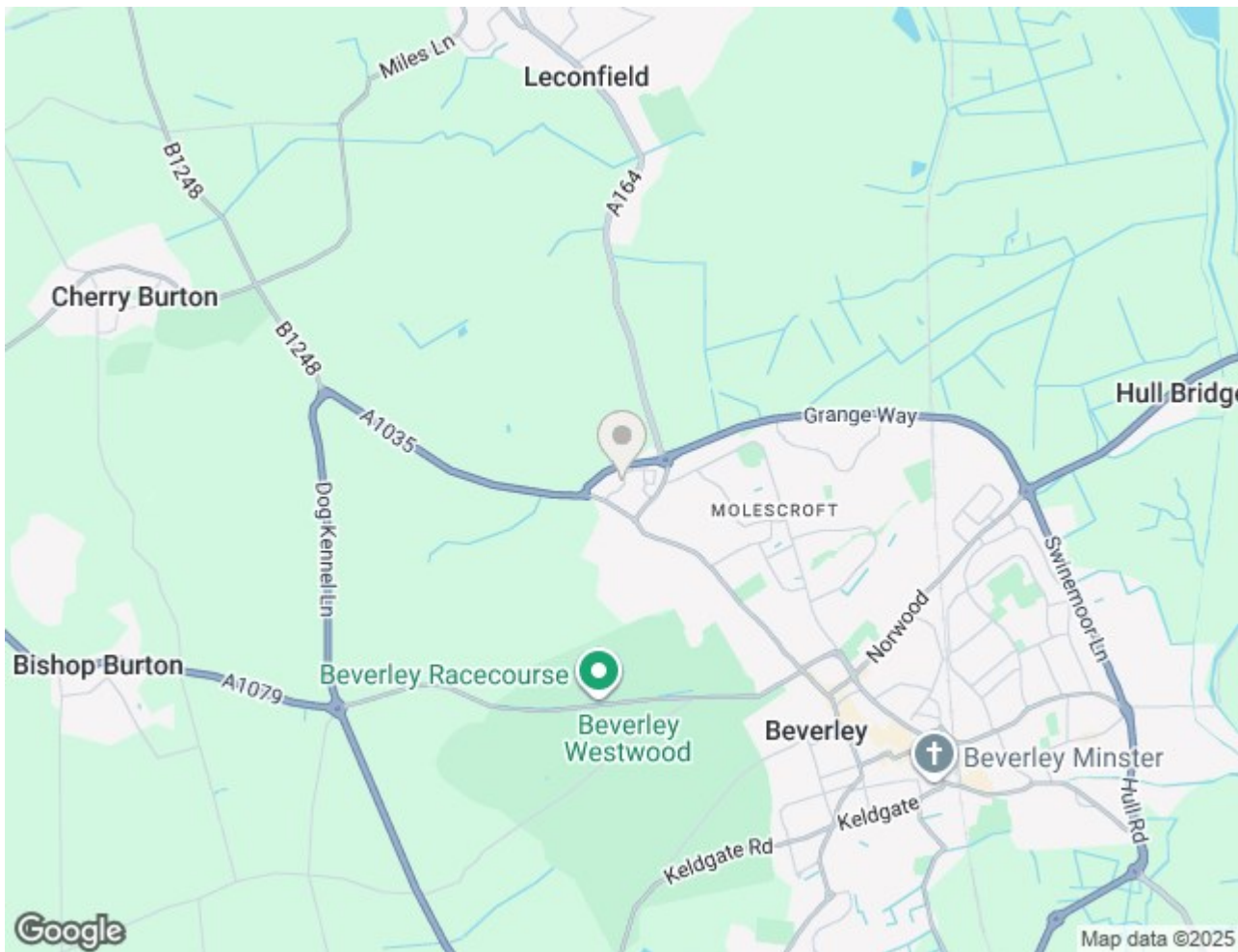
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

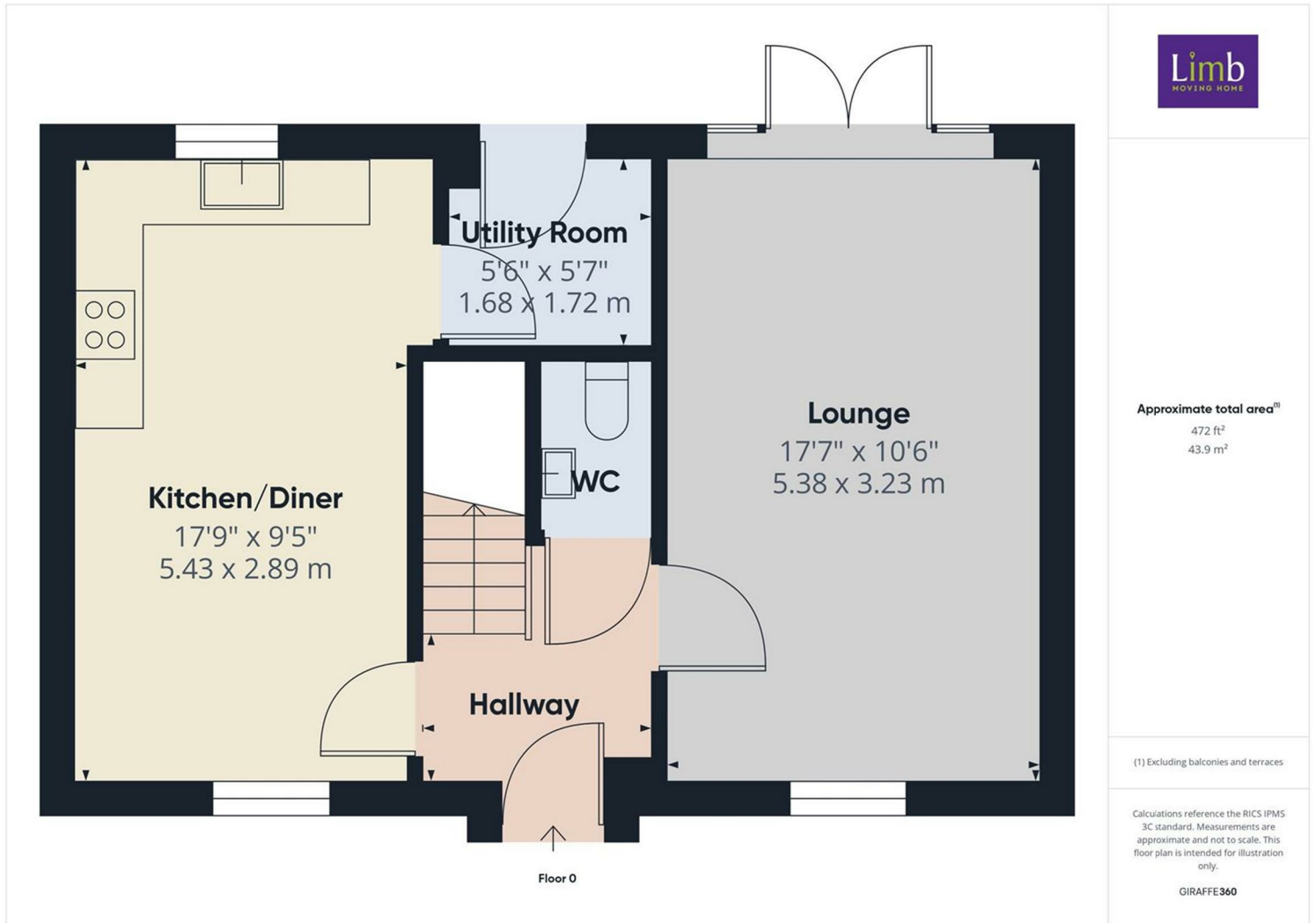
PHOTOGRAPH DISCLAIMER

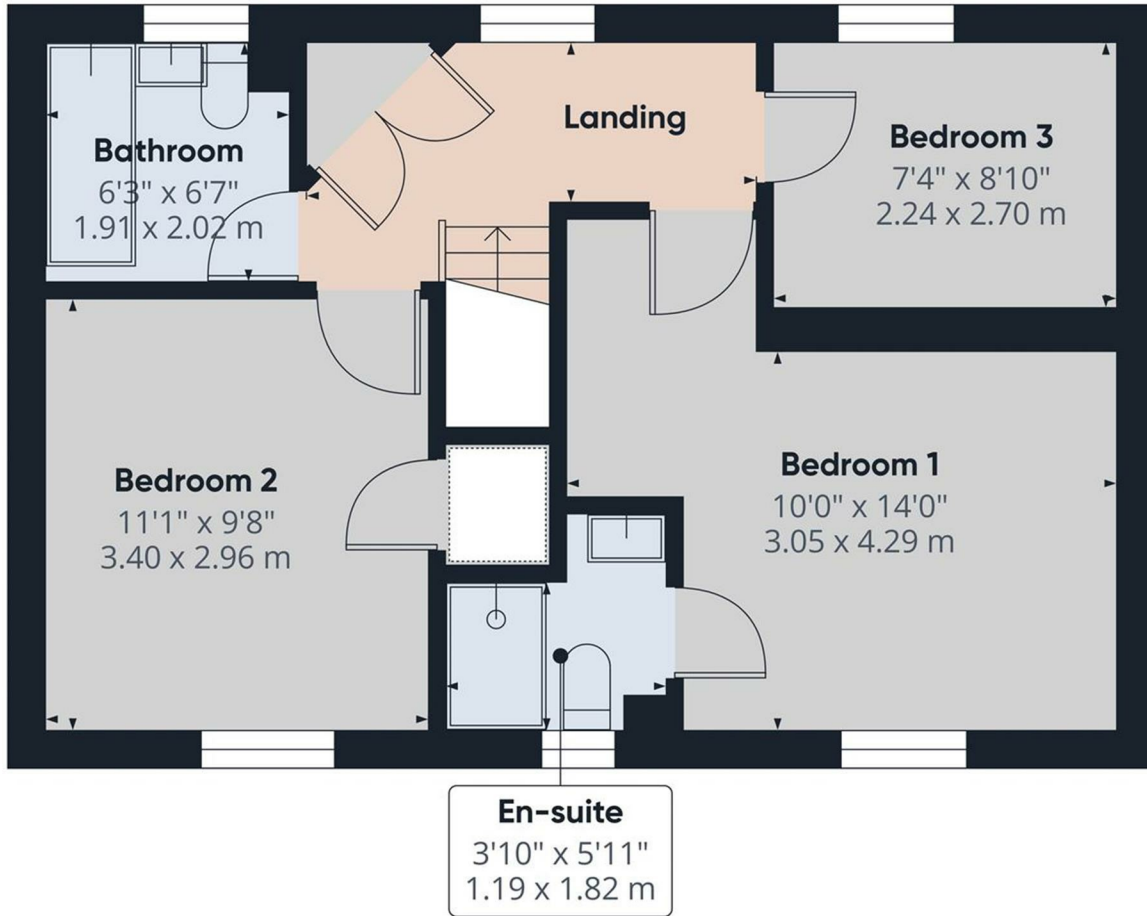
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.







Floor 1




Approximate total area⁽¹⁾
439 ft²
40.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	