



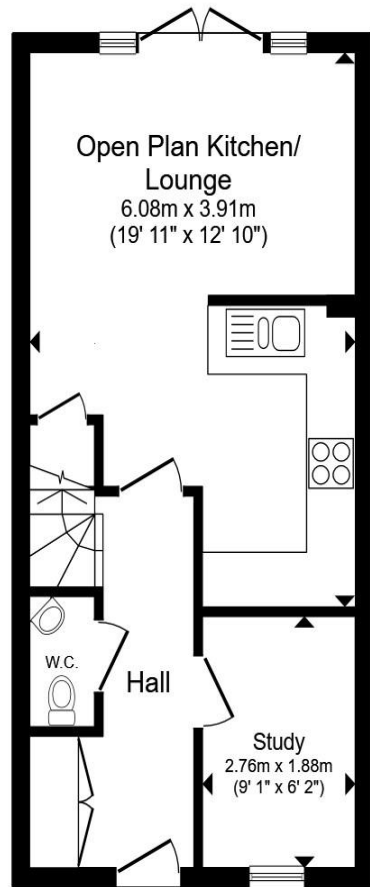
Mulberry Croft, Beverley, HU17 0WS

Welcome to

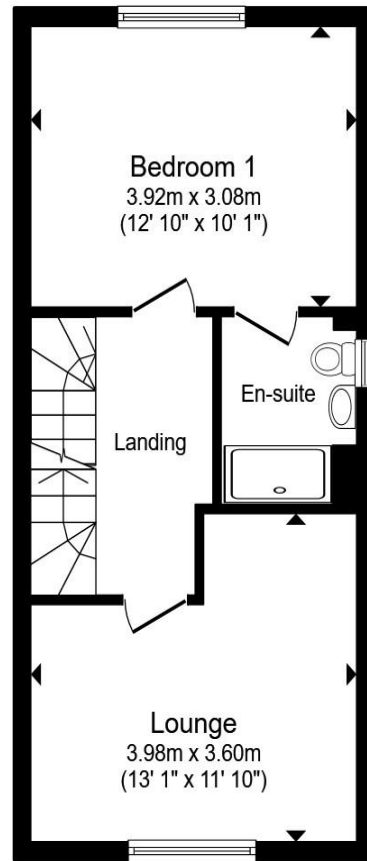
Mulberry Croft, Beverley

**** No Chain ****A deceptively spacious and well-presented three-storey family home situated in a pleasant cul-de-sac, offering four bedroomed versatile living accommodation.

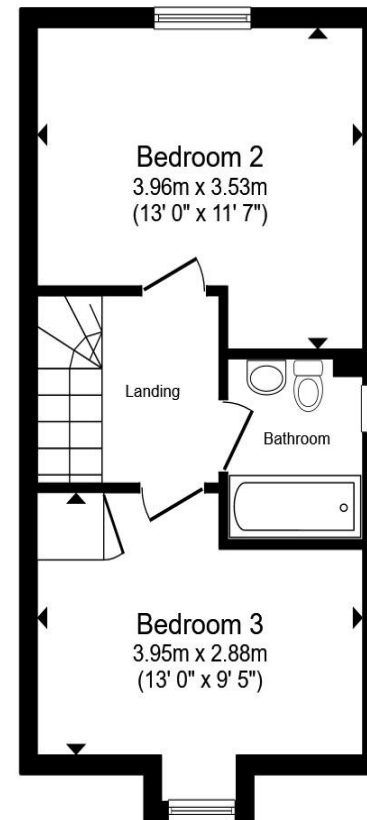




Ground Floor



First Floor



Second Floor

Total floor area 103.9 m² (1,118 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Hall

Cloakroom/WC

Study/Snug

Open Plan Kitchen/Lounge

First Floor Landing

Bedroom One

En Suite Shower Room

Bedroom Two

Second Floor Landing

Bedroom Three

Bedroom Four

House Bathroom

Outside

Agents Note

It is understood the property is subject to an annual service charge to maintain communal areas of the development.

Also the sale is subject to conditions placed by 'First Homes'. There are certain criteria which must be correct before a sale can be agreed. The main point is that the purchaser must be a FIRS TTIME BUYER. Also to be noted is no sub-letting permitted. Whilst you own 100% of the property, you purchase the property at 70% of its market value.

Please contact the agents Beverley office who are holding the full information on file.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Welcome to

Mulberry Croft, Beverley

- **** No Chain**** Highly versatile three-storey, four-bedroom family home
- Deceptively spacious and beautifully presented throughout
- Open-plan kitchen/living area with French doors to the rear garden
- Enclosed low-maintenance garden and brick sett parking with EV charger
- Remainder of the builder's guarantee

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£210,000



Directions to this property:

See map below for directions. For more information, please contact the branch on 01482 880488



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BEV107815](https://www.williamhbrown.co.uk/Property/BEV107815)



Property Ref:
BEV107815 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 880488



Beverley@williamhbrown.co.uk



5A North Bar Within, BEVERLEY, East Yorkshire,
HU17 8AP



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)