



Mulberry Croft, Beverley, HU17 0WS

Welcome to

Mulberry Croft, Beverley

A deceptively spacious and well-presented three-storey family home situated in a pleasant cul-de-sac, offering four bedroomed versatile living accommodation.



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 FIRSTTIME BUYER. Also to be noted is no sub-letting permitted. Please contact the agents Beverley office who are holding the full information on file.



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Welcome to

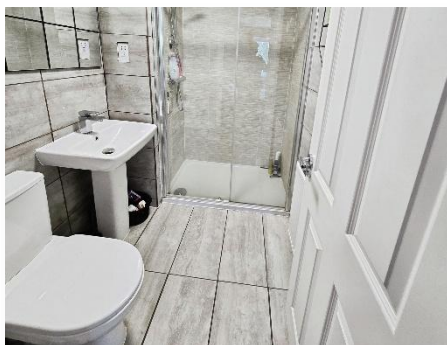
Mulberry Croft, Beverley

- 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

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

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Property Ref:
BEV107815 - 0004

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.



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