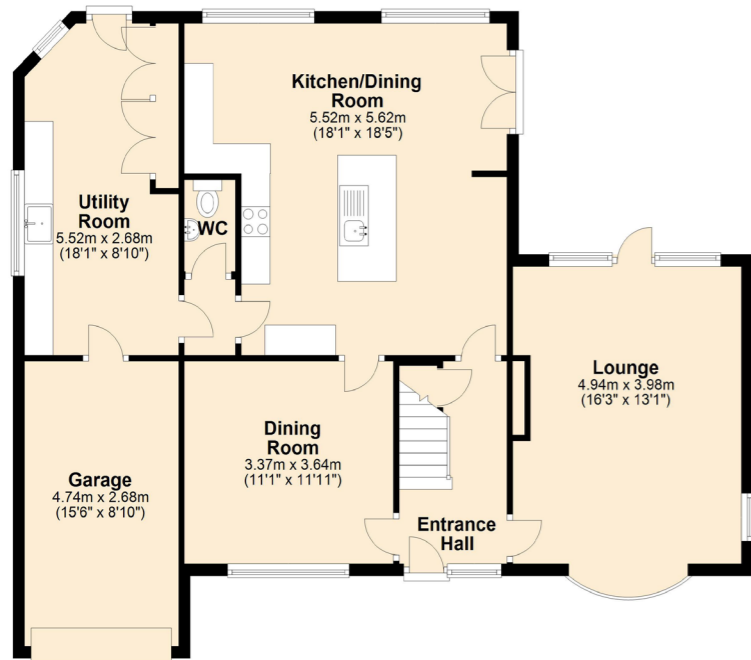


**Ground Floor**

Approx. 99.3 sq. metres (1068.4 sq. feet)

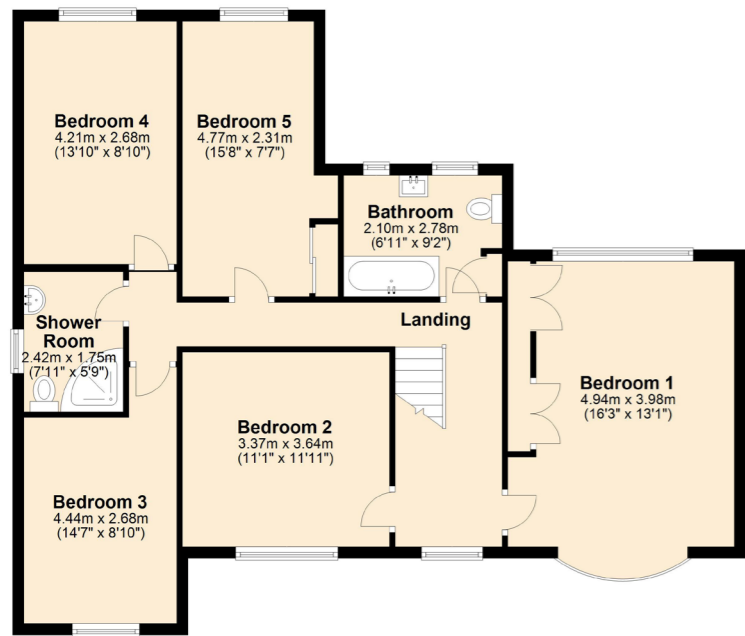


Total area: approx. 190.9 sq. metres (2054.3 sq. feet)



**First Floor**

Approx. 91.6 sq. metres (985.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	



**£695,000**

**40 Molescroft Road, Beverley**

**HEATING & INSULATION**

The property has gas-fired radiator central heating and uPVC double glazing.

**SERVICES**

All the mains services are connected to the property. None of the services or installations have been tested.

**TENURE**

The property is held under freehold title with vacant possession on completion

**COUNCIL TAX**

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'F'.

**VIEWING**

Strictly by appointment with the sole agent's Beverley office on (01482) 866844.



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

**Dee Atkinson & Harrison**



# 40 Molescroft Road, Beverley, HU17 7ED

## DESCRIPTION

This attractive individual detached home retains character features of its 1930's origins but has been carefully extended and altered to create lovely family accommodation which includes a large open plan living kitchen. This contemporary space, along with the lounge, are lovely entertaining areas as each opens out onto a rear terrace which in turn leads into the delightful mature garden, the plot being about a quarter of an acre in total size. The private garden is a further feature of the house, being extensively stocked with a large lawn, summerhouse and seating areas. The five bedrooms (or four plus study) are served by two well appointed bath/shower rooms and the large utility room with storage is a boon to any busy household.

## SITUATION

The property is located within Molescroft on the north side of Beverley and is approached along what is widely regarded as the most attractive route into the town centre. North Bar Without and New Walk are lined with an abundance of fine period homes, many of which are listed buildings. The surroundings also include mature trees. It is only just over two thirds of a mile from the house to North Bar, on the edge of the historic town centre which is noted for its variety and quality of shops, restaurants and other amenities. Access to the common pastures of the Westwood, home to Beverley's racecourse and golf club is only about half a mile on foot. The town has good local sports facilities, a swimming pool and leisure centre, the Flemingate retail park with cinema and bus & rail stations. The location is opposite the Burton Road entrance to Longcroft senior school and a gate at the bottom of the garden creates a useful shortcut for walking to local shops and the Molescroft primary school.



## THE ACCOMMODATION COMPRISES:

### GROUND FLOOR

#### ENTRANCE HALL

Wall plate rack, two wall lights and radiator.

#### LOUNGE

A through room with garden aspects including front bay window with seating and rear French door. A marble fireplace includes living flame gas fire. Two wall lights, two radiators and ceiling coving.

#### DINING ROOM

Radiator.

#### KITCHEN / DINING ROOM

A lovely open plan living space with a polished stone tile floor and a comprehensive range of cream gloss cabinets with stone worktops including an integral sink within a central island. Appliances include a double oven, microwave, induction hob and cooker hood, dish-washing machine and larder fridge. Three feature radiators plus electric underfloor heating within rear area, wall mounted gas boiler and French doors to terrace.

#### LOBBY

#### SEPARATE WC

With low level toilet wash-hand basin. Half tiled walls and radiator.

#### UTILITY ROOM

Well equipped including a range of full height built-in cupboards and separate base units with a Belfast sink and plumbing for automatic washing machine. Radiator and tiled floor.

#### INTEGRAL GARAGE

With double doors.

### FIRST FLOOR

#### LANDING

Two wall lights. Access to loft with boarding.

### BEDROOM ONE

A through room with dual garden aspects including front bay window. Range of fitted wardrobes, cupboards and drawers. Radiator.

### BEDROOM TWO

With two double fitted wardrobes, cupboards above and separate bookcase. Two wall lights and radiator.

### BEDROOM THREE

Two wall lights and radiator.

### BEDROOM FOUR: Radiator.

### BEDROOM FIVE

Built-in double wardrobe, wall light and radiator.

### BATHROOM

Suite includes a steel bathtub with plumbed shower and screen, low level toilet and vanity wash-hand basin. Wall and floor tiling. Radiator and cupboard housing hot water cylinder (fitted electric immersion heater). Electric underfloor heating.

### SHOWER ROOM

Includes quadrant shower enclosure with plumbed shower unit, low level toilet suite and wash-hand basin. Approx half height wall tiling and heated towel radiator.

### EXTERNAL

The property has a private front approach driveway and stands behind a sunken lawn contained by dwarf random stone walling. At the rear there is a large full width paved terrace with a view of the long garden. Steps lead down to the main part which is a lawn on two levels enclosed by mature shrub borders and boundary hedging. A secluded area at the bottom includes a timber summerhouse and a paved evening terrace with pergola. Adjacent to this a garden utility/work area at the bottom of the plot includes a modern timber building comprising Garden Store 2.9m x 3.9m and Gym/Home office 2.9m x 3.9m which is insulated, including double glazing, with electricity supplied. Timber shed and greenhouse. Pedestrian access to Northfield Road.