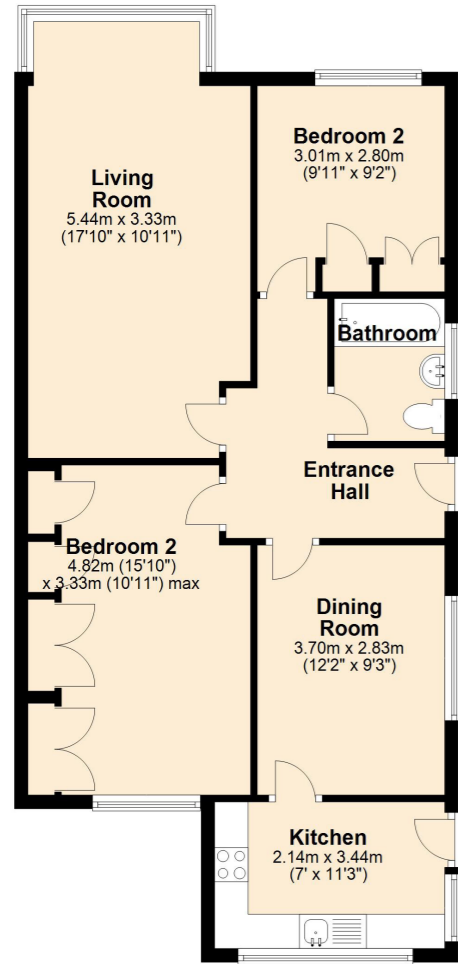


Ground Floor

Approx. 73.5 sq. metres (791.5 sq. feet)



Total area: approx. 73.5 sq. metres (791.5 sq. feet)

Floorplan of existing building.
Plan produced using PlanUp.



£265,000

**57 Molescroft Park,
Beverley**

HEATING AND INSULATION

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

SERVICES

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

TENURE

Freehold. Vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'C' (verbal enquiry only).

VIEWINGS

Strictly by appointment with the agent's Beverley office.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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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.

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ACCOMMODATION

- Living Room
- Fitted Kitchen
- Inner Hallway
- 2 Bedrooms
- Bathroom
- Front & Rear Gardens
- Driveway and Detached Garage

LOCATION

The property is located just to the north of Beverley town centre but provides good access to it and everything it offers. There are a range of local shops on nearby Woodhall Way.



57 Molescroft Park, Beverley, HU17 7HY

A well presented and extended 2 bedroom semi detached bungalow occupying a cul de sac position in this highly regarded residential location. The rear extension provides space for a modern fitted kitchen which leaves another room to use as a dining room or study. With gas fired central heating and double glazing the accommodation in full comprises: Fitted Kitchen with oven and hob, Living Room, 2 Bedrooms and a Bathroom with white suite. There are low maintenance gardens to the front and rear and a driveway provides off street parking and leads to a detached garage. A really lovely property that will suit a range of buyers and an early internal inspection is highly recommended.

