



£410,000

**33 Elmsall Drive,
Beverley**

HEATING AND INSULATION
The property has gas-fired central heating 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 'E' (verbal enquiry only).

VIEWINGS
Strictly by appointment with the agent's Beverley office.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	79 C
39-54	E		
21-38	F		
1-20	G		





33 Elmsall Drive, Beverley, HU17 7HL

A spacious detached 4 bedroom house occupying a desirable end of cul de sac and elevated plot on this highly regarded Beverley residential street. The property has been a much loved family home for the current owner since it was built and while well loved and looked after would now benefit from some updating. The space and the plot offer significant potential though and significant interest is expected.

With nearly 1800 sq ft of internal space (including the garage) the property offers plenty of opportunity for rearrangement and potential further extension (subject to necessary permissions). There are 4 double bedrooms, one of which benefits from a south west facing balcony, two large reception rooms and a good sized dining kitchen. This is all supplemented by the good sized rear garden, also south west facing, the spacious double driveway and the large double garage. Elmsall Drive rises towards its end and as this property sits at the end of the cul de sac it enjoys appealing views down the street. The accommodation benefits from gas central heating and uPVC double glazing and briefly comprises: Entrance Vestibule, Entrance Hall, a spacious Living Room with bay window to the front, 21' long Dining Room, nearly 18' Kitchen, ground floor Shower Room and to the first floor is a Landing, 4 Bedrooms (3 with wardrobes) and a large Shower Room with walk in shower. There are lawned gardens to the front of the property and a double width, long block paved driveway leads to an attached double garage with remotely operated up and over door. There is a conservatory/greenhouse to the rear of the garage, a remotely operated awning at the rear of the dining room and good sized largely lawned, quite private gardens to the rear of the property.

A really wonderful spacious house in a great location with lots of potential. Early viewing is essential.



LOCATION

Elmsall Drive is a sought after residential street in the Molescroft area of Beverley, which is itself a sought after location. Immediately local amenities include a range of shops on Woodhall Way, primary and secondary schools. Beverley provides an extensive range of further amenities including shops, restaurants and leisure facilities.

ACCOMMODATION

Entrance Vestibule

Entrance Hall - stairs to first floor and cloaks cupboard.

Living Room - a spacious room with a bay window to the front, further window to the side, built in cupboard and fireplace.

Dining Room - another spacious room with the capacity to provide both a dining and sitting area, French window to the rear garden, windows to either side and a further window to the side aspect.

Dining Kitchen - a large room with a range of base and wall mounted units, twin sink and double drainer, electric double oven and electric hob. Window to rear and door to garage.

Shower Room - a three piece suite comprising shower unit, WC and hand basin.

First Floor Landing - window to side.

Bedroom 1 - a double bedroom with fitted wardrobe and a French window to the balcony with further windows to either side.

Balcony - over the extended roof of the dining room with timber decking and hand rails.

Bedroom 2 - a double bedroom with a window to the front.

Bedroom 3 - a double bedroom with a window to the front and built in wardrobe.

Bedroom 4 - a smaller double bedroom with built in wardrobe and window to rear.

Shower Room - with a large walk in shower unit, WC and wash hand basin. 2 windows to side aspect.

OUTSIDE

There are lawned gardens to the front of the property and a large double width block paved driveway leads to an attached double garage. The garage has a window to the rear, a door to the rear garden and a remotely operated up and over garage door. To the rear of the garage is a conservatory/greenhouse that has been much used and enjoyed by the current owner's family.

There are attractive and good sized rear garden largely laid to lawn with high hedging to perimeters, a paved patio to the rear of the house with a retractable awning over it and steps up to the lawn. The garden is south west facing and very appealing, delightfully rounding off what is a lovely family home.

