

**staniford**  
grays



27A & 27C Church Road, Molescroft, Beverley, HU17 7EN

£398,000









# 27A & 27C Church Road

Beverley, HU17 7EN

- FULLY REMODELLED HOME IN AS NEW CONDITION
- OPEN PLAN LAYOUT
- HIGH INTERNAL SPECIFICATION
- NO ONWARD CHAIN
- POPULAR MOLESCROFT SETTING
- MAIN RESIDENCE + ONE BEDROOM SELF CONTAINED BUNGALOW WITH INCOME POTENTIAL
- VIEWING ADVISED
- SOUTH FACING GARDENS

A SUPERB EXAMPLE OF A FULLY RENOVATED AND 'AS NEW' HOME, COMPLETE WITH SEPARATE BUNGALOW ACCOMODATION (MOUSE COTTAGE) OFFERING FURTHER INCOME POTENTIAL. THIS WELL SPECIFIED HOME IS LOCATED IN A PREMIER MOLESCROFT SETTING.

Offering a spacious internal layout with an excellent balance of reception space and bedroom accommodation this smartly appointed and upgraded home comes invited for further inspection.

Suitable for downsizers and empty nesters looking for lifestyle living. The main property comes complete with additional bungalow accommodation (two separate council taxes) offering scope for occupation by family members or indeed providing further income potential as a short/long term let (income forecast available upon request.)

The arrangement of living space offers complete versatility to two floor levels comprising; Reception Entrance Hallway, a most impressive lifestyle and dedicated open plan Breakfast/Dayroom Room benefiting from rear views, Utility Room and Cloakroom W.C.

To the first floor a landing provides access to Two spacious Bedrooms both with En-suite provision and excellent levels of natural daylight.

Externally a double width driveway provides access for parking and access to the self-contained bungalow incorporating Living space, Kitchen, Shower Room and Bedroom.



£398,000



## ACCOMMODATION COMPRISES

### MAIN RESIDENCE

**ENTRANCE HALL** 18'5" x 6'1" (5.63 x 1.86)  
The ground floor of the property benefits from under floor heating. A composite front door with two privacy glass panels, Karndeian luxury vinyl flooring, six ceiling spotlights, side aspect uPVC double glazed window, consumer unit and under stairs cupboard.

**UTILITY ROOM WITH BOILER CUPBOARD** 6'2" x 5'2" (1.88 x 1.59)  
Wood door with chrome handles, ceiling light fitting, Karndeian luxury vinyl flooring, front aspect uPVC double glazed window, stainless steel drainer sink with mixer tap and work top.

**CLOAK ROOM WC** 6'0" x 3'2" (1.84 x 0.98)  
Wood door with chrome handles, ceiling light fitting, Karndeian luxury vinyl flooring, low flush WC, wash hand basin with mixer tap, vanity unit and splash back tiles.

**LOUNGE AREA** 15'3" x 13'1" (4.67 x 4)  
Wood door with chrome handles, six ceiling spotlights, Karndeian luxury vinyl flooring, rear aspect uPVC bi folding doors, TV, Telephone and Internet sockets.

**KITCHEN AREA** 12'9" x 10'3" (3.91 x 3.14)  
Six ceiling spotlights, Karndeian luxury vinyl flooring, front aspect uPVC double glazed window, rear aspect uPVC double glazed French doors. A range of wall and base units, one and half drainer sink with mixer tap, integrated appliances including full-sized freezer, full-sized fridge, dishwasher, Rangemaster five ring induction hob cooker and matching extractor above.

**STAIRCASE LANDING** 12'7" x 6'2" (3.85 x 1.88)  
Carpeted floor, wooden bannister with spindles, loft hatch, wall mounted radiator and pendent light fitting.

**SUPERIOR BEDROOM** 17'4" x 15'3" (5.30 x 4.67)  
Wood door with chrome handles, carpeted floor, two wall mounted reading lights, wall mounted radiator, two rear aspect uPVC double glazed windows, one front aspect uPVC double glazed window, two walk-in wardrobes with pendent light fittings.

**ENSUITE BATHROOM** 12'4" x 5'6" (3.76 x 1.68)  
Wooden door with chrome handles, luxury vinyl Karndeian flooring, four ceiling spotlights, wall mounted chrome light over twin wash hand basins, Upvc double glazed window with rear aspect, chrome towel rail, bath with mixer tap, twin wash hand basins with vanity unit and mixer tap, two ceiling mounted extractor fans. Shower enclosure with mixer shower.

**SEPARATE WC** 12'4" x 5'6" (3.76 x 1.68)  
Karndeian floor with side aspect Upvc double glaze privacy window, ceiling spotlight and low flush WC.

**BEDROOM TWO** 9'6" x 9'1" (2.91 x 2.77)  
Wood door with chrome handles, carpeted floor, pendent light fitting, front aspect uPVC double glazed window, wall mounted radiator, three built in wardrobes, TV and internet sockets.



#### EXTERIOR TO MAIN HOUSE

To the front the block paved driveway offers parking for multiple vehicles, with hedge and border. To the rear a flagged patio with block paved path leading to a corner patio area with lawn either side, recently planted shrubs and trees in the borders with new fence surround.

#### SEPARATE BUNGALOW

Positioned to the side of the main residence this compact bungalow has access and parking and benefits from electric heating and hot water, a double bedroom, shower room, open plan kitchen and living area with French doors to the rear patio garden. The bungalow offers complete flexibility for multi-generational living, with additional income potential as an 'air b n b' style let. A similar sized annexe dwelling on Woodhall Way achieves £20,000 per annum in income. Rental breakdowns/forecasts of alternate property available upon request. Please note the bungalow is on a separate council tax but the same registered title as the main residence.

#### KITCHEN

Composite door with chrome handle, Kardean luxury vinyl flooring, two wall mounted lights, a range of wall and base units, drainer sink with mixer tap, integrated washer dryer and under counter fridge.

9'3" x 7'4" (2.84 x 2.25)

#### LOUNGE

Kardean luxury vinyl flooring, uPVC double glazed French doors to rear patio garden, two wall lights, TV and internet sockets.

12'11" x 6'6" (3.95 x 2 )

#### BEDROOM

Wood door with chrome handles, carpeted floor, two wall lights, fitted furniture, front aspect uPVC double glazed window.

9'3" x 7'6" (2.82 x 2.31)

#### SHOWER ROOM

Wood door with chrome handles, tiled floor, shower cubicle with mixer shower, wash hand basin with vanity unit, low flush WC, two ceiling spotlights.

4'4" x 3'10" (1.33 x 1.18)

#### EXTERIOR TO ANNEXE

Compact patio garden with fence surround.

#### ENSUITE SHOWER ROOM

Kardean luxury vinyl flooring, side aspect uPVC double glazed privacy window, chrome towel rail, low flush WC, wash hand basin with vanity unit, shower cubicle with mixer shower with rainfall shower head.

8'7" x 3'2" (2.62 x 0.99)

#### COUNCIL TAX:

We understand the current Council Tax Band to be band C for 27A Church Road and band A for 27C Church Road.

#### SERVICES :

Mains water, gas, electricity and drainage are connected.

#### TENURE :

We understand the Tenure of the property to be Freehold.

#### MORTGAGE CLAUSE :

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

#### PROPERTY PARTICULARS DISCLAIMER : PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

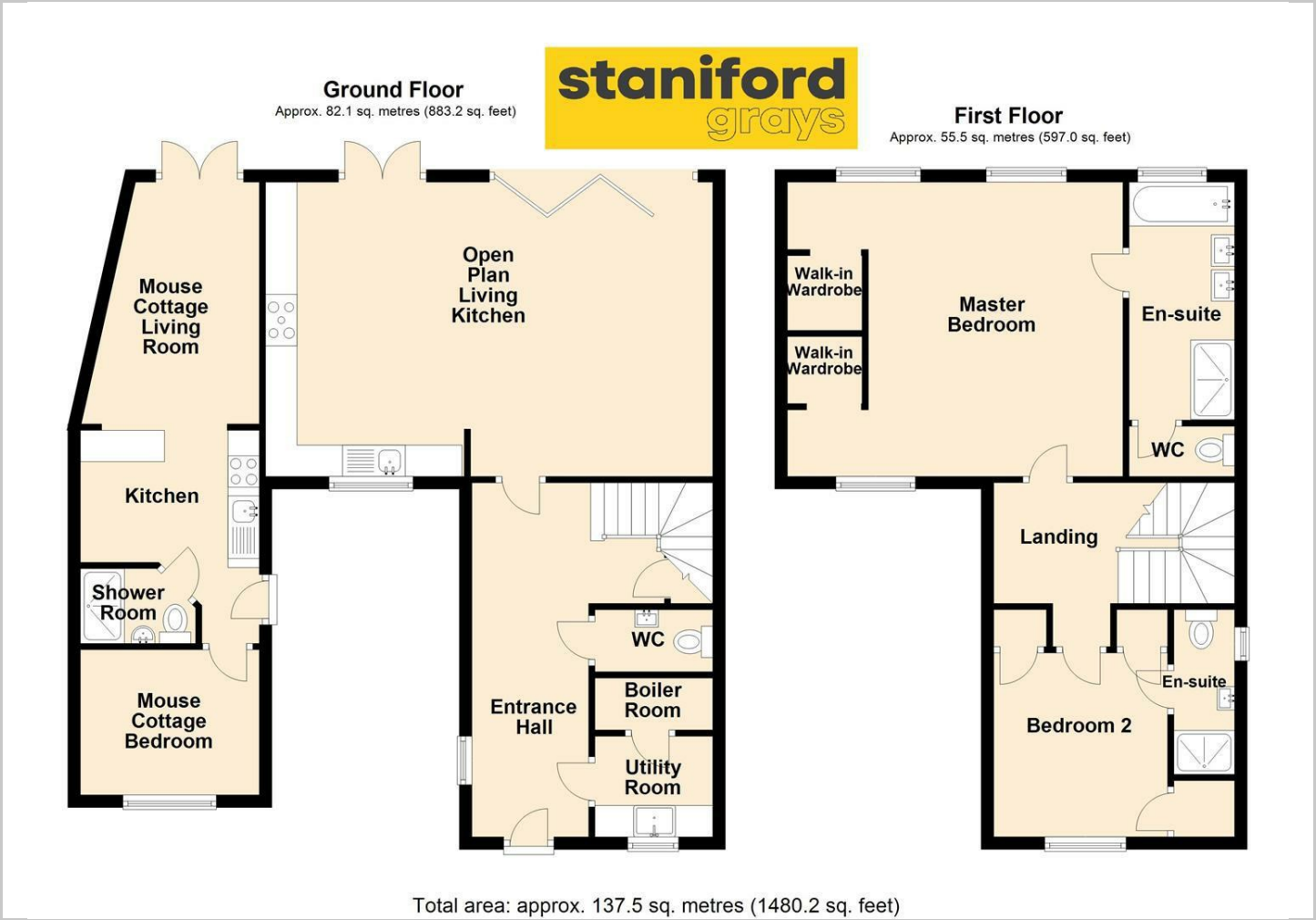
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



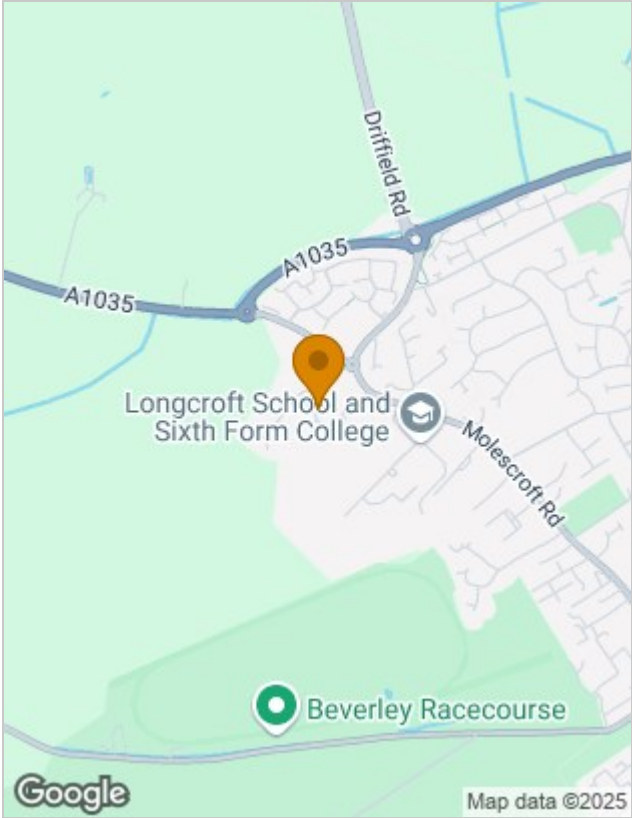




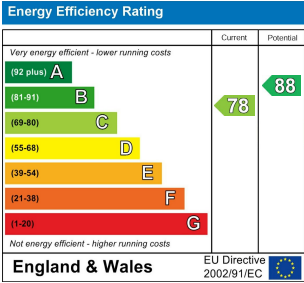
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.