



5 Elmsall Drive, Beverley, HU17 7HL

£469,950



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Beverley, HU17 7HL

- FOUR BEDROOMS
- GARAGE AND OFF STREET PARKING
- SUN LOUNGE
- DETACHED FAMILY HOME
- PRIVATE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS

A lovely spacious four bedroom detached family home in an envious location in the heart of Molescroft in Beverley, close to Molescroft primary school and a short walk from Longcroft secondary school.

With four double bedrooms, a spacious rear garden, off street parking for multiple vehicles and a modern fitted Kitchen this property has much to offer. A spacious entrance hall greets you as you enter with a modern fitted Kitchen off to the left hand side and Lounge to the right. A convenient cloakroom with WC is positioned in the corner of the hall just before the Dining room leading to the sun lounge which has tri-folding doors opening to the beautiful rear garden. To the first floor there are four double bedrooms, with superb garden views from the superior and second bedrooms.



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ACCOMMODATION COMPRISES

ENTRANCE HALL 9'10" x 7'8" (3m x 2.36m)
uPVC double glazed privacy glass front door, pendant light fitting, carpeted floor and a built-in cupboard.

CLOAKROOM 7'2" x 5'0" (2.20m x 1.54m)
Wood door with chrome handles, carpeted floor, pendant light fitting, side aspect uPVC double glazed window, low flush WC, pedestal wash hand basin and a boiler cupboard.

LOUNGE 19'8" x 12'10" (6m x 3.92m)
Wood door with chrome handles, carpeted floor, five bulb chrome light fitting, side aspect uPVC double glazed window, front aspect uPVC double glazed window and understairs cupboard. Fire place with electric fire, marble hearth and back with wood surround and mantle piece.

KITCHEN 17'10" x 8'9" (5.45m x 2.68m)
Wood door with chrome handles and glass panels, six spotlights, sliding patio doors to rear garden, serving hatch, drainer sink with mixer tap, integrated appliances include fridge freezer, oven, microwave, four ring gas hob, extractor fan and a dishwasher. A range of wall and base units with Cambrian white granite worktops.

DINING ROOM 11'1" x 10'7" (3.39m x 3.24m)
Wood door with chrome handles, wood laminate floor, three bulb chrome light fitting and a side aspect uPVC double glazed window.

SUN LOUNGE 12'0" x 10'11" (3.67m x 3.33)
With uPVC double glazed tri-folding doors to the rear garden, laminate wood floor and pocket doors with glass panels.

GARAGE 18'8" x 18'2" (5.70m x 5.55m)
Electric up and over double doors, strip light, power and a uPVC double glazed rear door and solar panel control box.

STAIRS/LANDING 13'7" x 5'8" (4.16m x 1.75m)
Carpeted floor, pendant light fitting, side aspect uPVC double glazed window, wooden handrail with wrought iron spindles and loft access.

SUPERIOR BEDROOM 13'10" x 10'5" (4.24m x 3.18m)
Wood door with chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window and fitted wardrobes.



BEDROOM TWO 65'7" x 9'2" (20m x 2.80m)
Wood door with chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window.

BEDROOM THREE 11'2" x 9'1" (3.42m x 2.78m)
Wood door with chrome handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.

BEDROOM FOUR 13'1" x 10'5" (4m x 3.18)
Wood door with chrome handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.

BATHROOM 11'1" x 5'10" (3.40m x 1.78m)
Wood door with chrome handles, tiled floor, six spotlights, two front aspect uPVC double glazed privacy glass windows, shower enclosure with mixer shower, vanity unit with low flush WC and wash hand basin, full splashback tiles, panelled bath and a towel radiator.

EXTERIOR
To the front there is ample parking for multiple vehicles on the block paved driveway as well as a lawned garden with mature hedge surround. To the rear a flagged patio area with concrete and crazy paved path which runs down the side of the lawned garden which is split into two sections. There is a fence and hedge perimeter, with an apple tree and a silver birch positioned in the rear section of the garden. A very conveniently positioned summer house with power is located off the path between the two garden areas.

AGENTS NOTE
There are 16 solar panels positioned on the roof which generates an income to the home owner, with control box located in the garage.

COUNCIL TAX:
We understand the current Council Tax Band to be E

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.

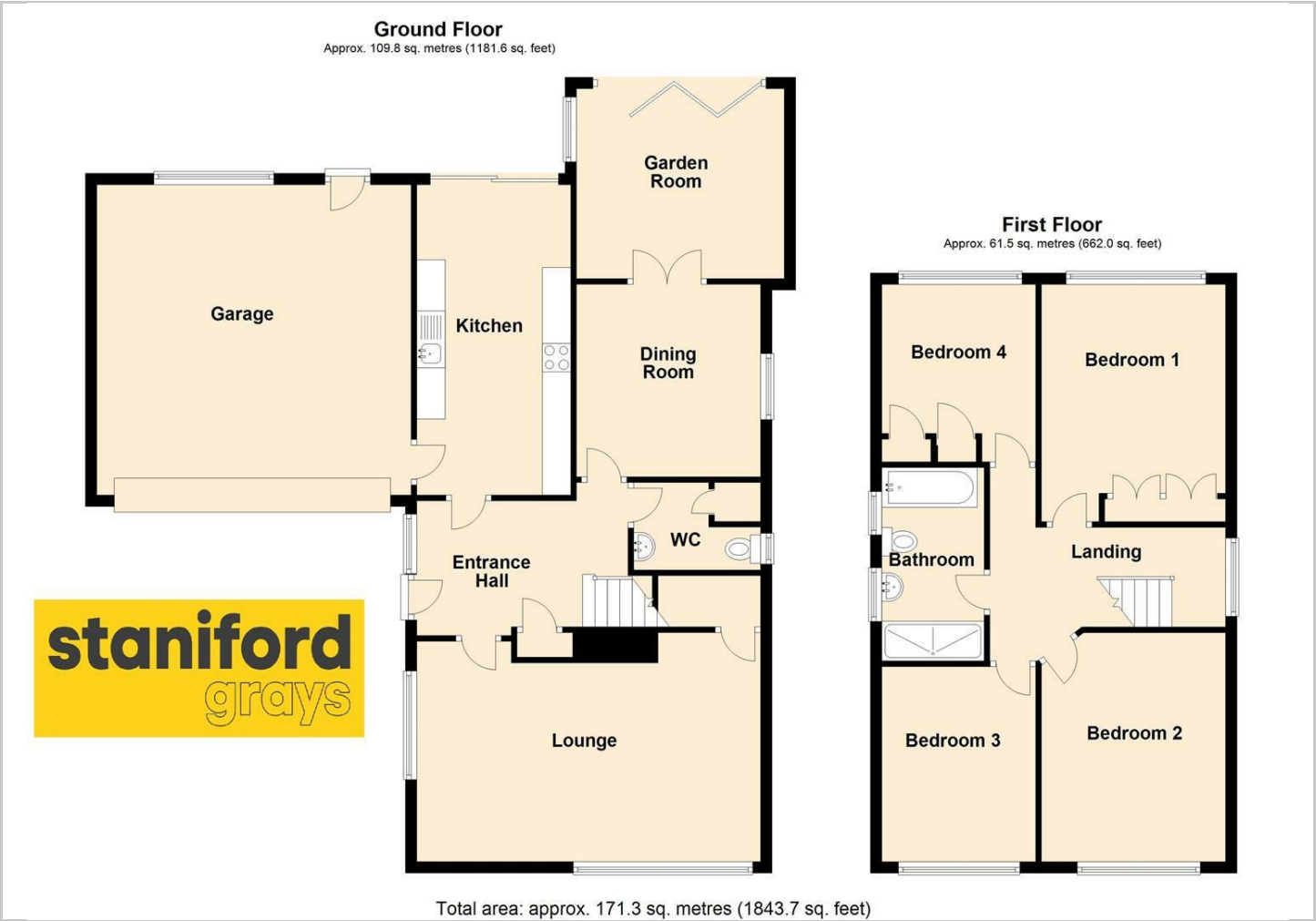
MISREPRESENTATION ACT 1967

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



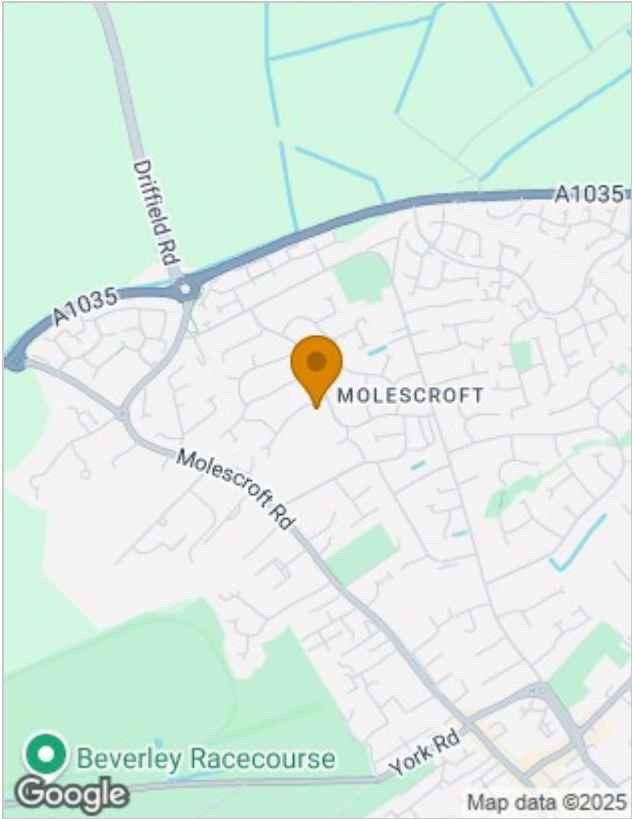
Viewing

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.

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Location Map



Energy Performance Graph

