

staniford
grays



22 Church Road, Molescroft, Beverley, HU17 7EN

£720,000





22 Church Road

Beverley, HU17 7EN

- SOUGHT AFTER MOLESCROFT POSITION
- FIVE BEDROOMS
- EXTENSIVE MATURE REAR GARDEN
- NO ONWARD CHAIN
- HUGE POTENTIAL AND OPPORTUNITY TO MODERISE
- GENERIOUS ROOM SIZES
- OFF STREET PARKING FOR MULTIPLE VEHICLES

Cherished by the same family for over 40 years, this detached family home is ready to welcome a new chapter. Don't miss your chance to transform this inspiring property into your forever home!

A superbly positioned spacious detached five bedroomed family home sits on a generous plot with an extensive rear lawned garden and off street parking to the front for multiple vehicles. This property is located in prime Molescroft, close to the Molescroft Inn public house and the A1035 offering easy access to the A1079 for York and Hull.

Stepping into the property you are welcomed into a spacious hall via an entrance porch. The hall is at the centre of the ground floor with access to a ground floor double bedroom with a "Jack and Jill" shower room/WC, lounge, dining room, kitchen and staircase to the first floor. The lounge is positioned at the rear with fabulous views of the garden and sliding patio doors into the patio. The L-shaped dining room wraps around the staircase and can be accessed via two separate doors, this could be partitioned into two rooms if desired. The kitchen also faces the lawned garden with a lovely dining area and sliding patio doors, a useful utility room with side door is positioned off the kitchen. To the first floor at the front there are a spacious double bedroom with fitted furniture and a smaller bedroom currently set up as a study. The family bathroom is positioned in the centre off the landing with the superior bedroom at the rear. The superior bedroom offers exceptional views of the garden, two mirrored wardrobes and an ensuite bathroom. A further double bedroom with fitted wardrobes and views of the garden completes the accommodation.

The beautifully maintained extensive rear garden, is framed by vibrant mature borders and offers plenty of space for children to play, al fresco entertaining, or even the addition of a garden office. The raised patio area (with access to the rear of the garage) leads on from the house and steps down into the garden. At the front there is ample space for parking with a single garage and a driveway with space for multiple vehicles.



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ACCOMMOADTION COMPRISES

ENTRANCE PORCH 4'9" x 2'5" (1.47m x 0.74m)
Wood French front doors with privacy glass panels and brass handles, tiled floor and a central ceiling light.

ENTRANCE HALL 19'3" x 13'1" (5.87m x 4m)
Wood door with brass handles and privacy glass panel, carpeted floor, ceiling spot lights, under stairs cupboard and storage cupboard.

BEDROOM ONE 13'1" x 7'0" (4m x 2.15m)
Wood door with brass knobs, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and fitted wardrobes.

JACK AND JILL SHOWER ROOM 7'10" x 5'10" (2.41m x 1.80m)
Wood door with brass knobs, carpeted floor, central ceiling light, side aspect uPVC double glazed privacy window, low flush WC, pedestal wash hand basin and a shower cubicle with mixer shower.

DINING ROOM (L-SHAPED) 27'8" x 22'11" (8.45m x 6.99m)
Wood door with brass handles, carpeted floor, five wall lights, uPVC front aspect double glazed window, side aspect uPVC double glazed window, fireplace with wood surround and marble back and hearth.

LOUNGE 24'7" x 14'8" (7.50m x 4.49m)
Wood door with brass handles, uPVC sliding patio door, carpeted floor, two wall lights, uPVC double glazed rear aspect window and a stone the fireplace with an electric fire.

KITCHEN DINER 22'2" x 14'0" (6.78m x 4.27m)
Wood door with brass handles, tiled floor, ceiling spotlights, rear aspect uPVC double glazed window, uPVC sliding patio doors, one and a half bowl drainer sink with mixer tap. A range of wall and base units, with full splash back tiling and plinth heater. Integrated appliances include a five ring gas hob with extractor above, BOSCH eye level oven, dishwasher and a fridge freezer.

UTILITY ROOM 9'10" x 5'4" (3m x 1.64m)
Wood door with privacy glass panels and chrome handles, uPVC double glazed side door with privacy glass panel, strip light, drainer sink with mixer tap, plumbing for washing machine and a range of wall and base units.

STAIRCASE AND LANDING 15'4" x 11'0" (4.68m x 3.36m)
Carpeted floor, ceiling spotlights, wood bannister and wooden handrail and loft access.



BEDROOM TWO 17'11" x 11'10" (5.47m x 3.61m)
Wood door with brass handles, carpeted floor, four wall lights, front aspect uPVC double glazed window and fitted wardrobes.

BEDROOM THREE 11'9" x 9'10" (3.60m x 3m)
Wood door with brass handles, carpeted floor, pendant light fitting, uPVC double glazed front aspect window and a built-in cupboard.

SUPERIOR BEDROOM 23'3" x 13'9" (longest/widest) (7.10m x 4.20m (longest/widest))
Wood door with antique brass handle and privacy glass panel, wood window, carpeted floor, two rear aspect uPVC double glazed windows, two set of mirrored fitted wardrobes.

ENSUITE BATHROOM 9'3" x 7'4" (2.82m x 2.26m)
Wood door with chrome handles, ceiling spotlights, tiled floor, side aspect uPVC double glazed privacy window, chrome towel rail and full length mirrored vanity unit. A pedestal wash hand basin with mixer tap, shower cubicle with mixer shower, bath with mixer tap, low flush WC with full splash back tiling.

BEDROOM FOUR 26'10" x 10'4" (8.19m x 3.15m)
Wood door with brass handles, carpeted floor, ceiling spotlights, two wall lights, fitted wardrobes, rear aspect uPVC double glazed window and a side aspect double glazed window.

HOUSE BATHROOM 9'0" x 7'8" (2.75m x 2.35m)
Wood door with brass handles, vinyl floor, central ceiling light, side aspect uPVC double glazed privacy window, pedestal wash hand basin, bath with electric shower over, low flush WC and full splashback tiles.

GARAGE 29'4" x 9'8" (8.95m x 2.96m)
Electric up and over door, rear aspect uPVC double glazed window, with power and light.

EXTERIOR
To the front there is a gravel driveway with parking for multiple vehicles and a flagged parking area leading up to the garage with a perimeter hedge and wooden fence. To the rear there is a flagged patio area with a door to the garage and steps down to the large lawned garden. Mature borders with perimeter fencing and hedges line the boundary, there are a number of mature trees at the far end of the plot. A second BBQ patio is positioned to the left hand side approximately a third down the garden close to a tree stump seat and a glass green house is located in the far right hand corner.

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

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.

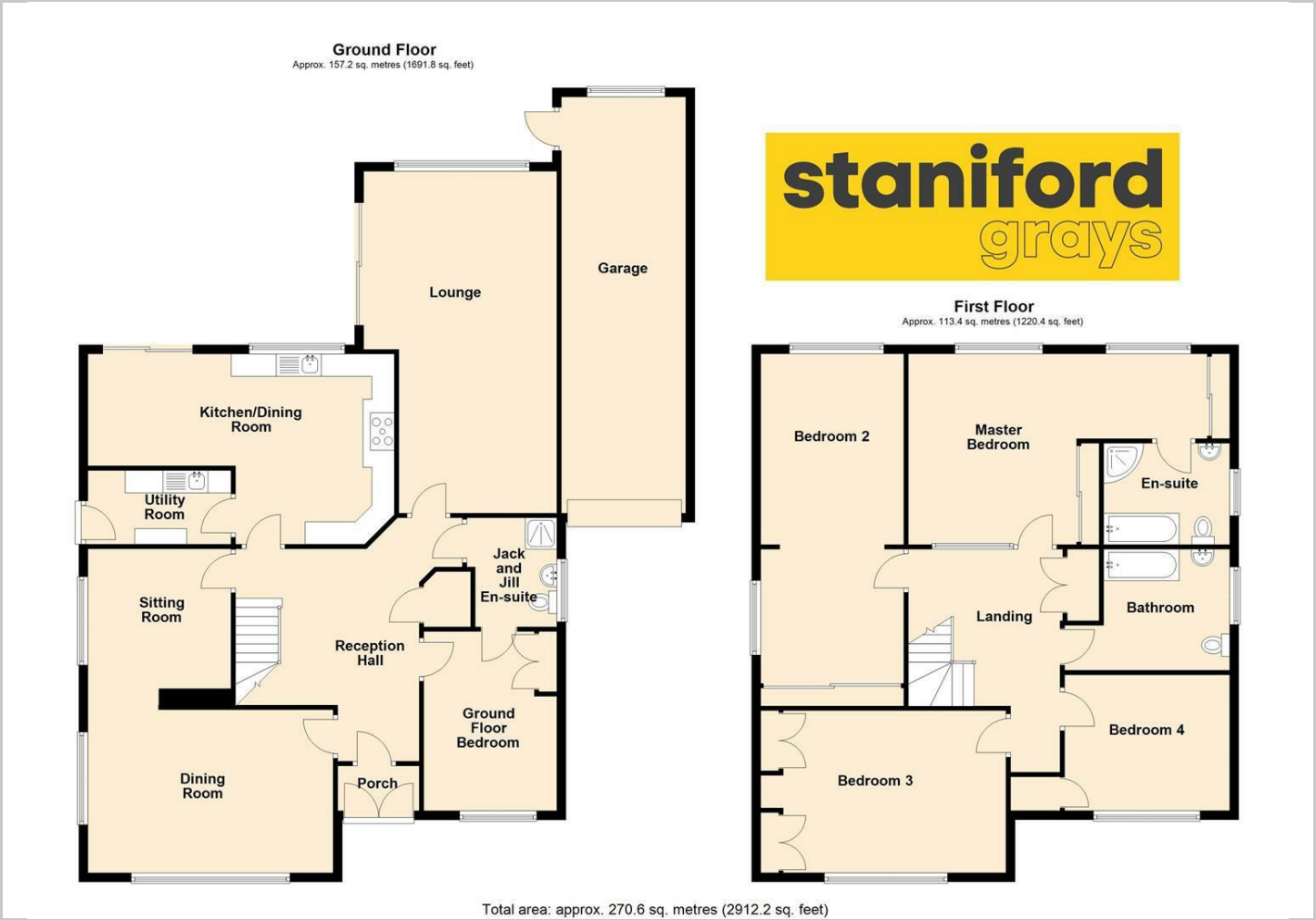
MISREPRESENTATION ACT 1967

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



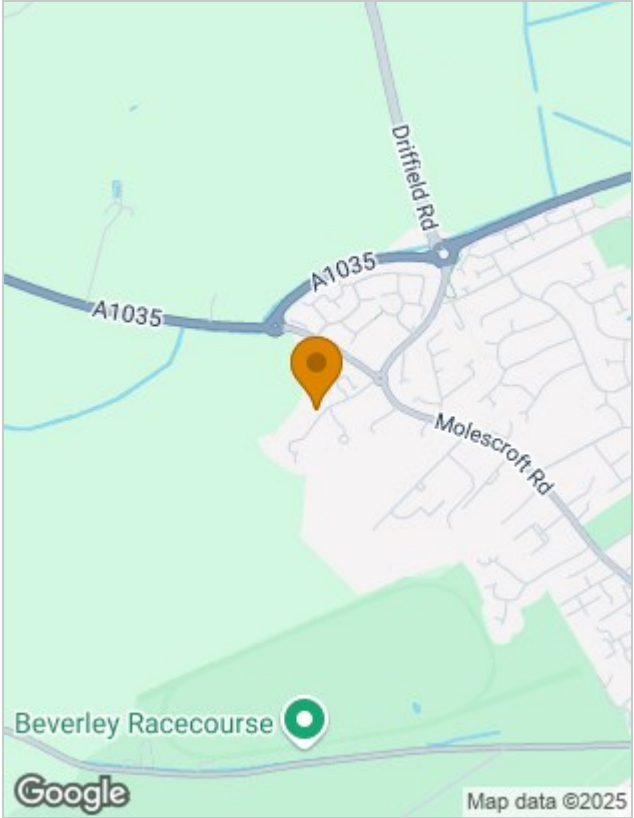
Viewing

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

