



26 Molescroft Park, Beverley, HU17 7EA

£450,000







# 26 Molescroft Park

Beverley, HU17 7EA

- EXTENDED SPACIOUS FOUR BEDROOM PROPERTY
- MASTER EN SUITE
- SINGLE INTEGRAL GARAGE
- SOUGHT AFTER LOCATION
- SOUTH FACING REAR GARDEN
- VIEWING ESSENTIAL

A fantastic four bedroom semi-detached family home occupying a prime corner plot with spacious bedrooms, versatile ground floor accommodation and a recently landscaped garden. Ideally situated in Molescroft, within the catchment for Molescroft Primary School and approximately 15 minutes walk to Beverley town centre. The welcoming entrance provides access to the staircase, lounge and kitchen. The lounge features a wood burning stove and a large front-facing window. The kitchen-diner area has a Rangemaster cooker and connects to both the second reception room with French doors to the patio and the utility room with rear access and cloak room/WC.

To the first floor comprises superior master bedroom (5m/17ft) with ensuite shower room, family bathroom, two additional double bedrooms and a good sized single bedroom. The second floor offers valuable additional living space and storage (missing building regulations certificate). Outside benefits off-street parking for multiple vehicles and a recently landscaped garden featuring a lawn, raised beds and two patio areas.



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## ACCOMMODATION COMPRISES

### GROUND FLOOR

**ENTRANCE HALL** 11'5" x 7'1" (3.48 x 2.16)  
Composite front door with chrome handles, kamdean flooring and pendant light fitting.

**LOUNGE** 14'11" x 12'0" (4.57m x 3.67m)  
Wood door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed beaded window, cats iron wood burning stove with slate hearth and moulded cornice.

**RECEPTION ROOM/DINING ROOM** 11'5" x 10'11" (3.48m x 3.35m)  
Wood door with chrome handles, pendant light fitting, carpeted floor, uPVC French doors to rear patio and garden.

**KITCHEN** 12'4" x 11'4" (3.78m x 3.47m )  
Wood door with chrome handles, kamdean floor, two four bulb spotlight fittings, rear aspect uPVC double glazed window, Rangemaster five ring gas hob with electric oven and double hood with extractor over. Franke double sink unit with single drainer and mixer tap, an excellent range of built in base cupboards, drawers and working tops fitted by Roses of Beverley. Rolled edges work tops with splash back tiles, with integrated dishwasher and under counter larder fridge and space for fridge freezer.

**DINING AREA** 13'3" x 9'1" (4.05m x 2.78m)  
Side aspect uPVC double glazed privacy window, recessed ceiling spotlights leads to

**UTILITY ROOM** 9'4" x 6'6" (2.86m x 2m)  
Luxury vinyl floor, rear aspect uPVC double glazed window with plumbing for washing machine, space for dryer, working tops with tiled splash back and uPVC double glazed side door to garden.

**CLOAKROOM/WC** 3'8" x 3'7" (1.12m x 1.10m )  
Luxury vinyl floor, wood concertina door with chrome handles, pendant light fitting, side aspect uPVC double glazed window, low flush WC, wash hand basin and full splash back tiles.

**STAIRCASE AND LANDING** 9'1" x 8'7" (2.78m x 2.62m )  
Staircase with carpeted floor, wooden bannister with spindles, access to first floor split landing.

**SUPERIOR BEDROOM** 17'6" x 9'6" (5.33m x 2.90m)  
Wood door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window.

**EN SUITE SHOWER ROOM** 9'5" x 5'5" (2.88m x 1.67m )  
Wood door with chrome handles, tiled floor, chrome spotlight fitting, rear aspect uPVC double glazed window, chrome towel radiator, double shower cubicle with fitted mixer shoer, extractor fan, pedestal wash basin, low flush WC, and electric shaver point.

**FAMILY BATHROOM** 8'6" x 5'7" (2.61m x 1.71m )  
Wood door with chrome handles, recessed ceiling spotlights, two rear aspect uPVC double glazed privacy windows, chrome towel radiator, tiled floor, pedestal wash hand basin, low flush WC, P-bath with mixer shower over and separate hand held shower, full splash back tiling.



<b>BEDROOM TWO</b>	13'4" x 11'5" (4.08m x 3.49m)
Wood door with chrome handles, laminate floor, pendant light fitting and rear aspect uPVC double glazed window and storage cupboard.	
<b>BEDROOM THREE</b>	13'5" x 11'6" (4.10m x 3.51m)
Wood door with chrome handles, carpeted floor, pendant light fitting and two front aspect uPVC double glazed windows.	
<b>BEDROOM FOUR</b>	8'7" x 7'10" (2.63m x 2.40m)
Wood door with chrome handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.	
<b>SECOND STAIRCASE/LANDING</b>	8'9" x 5'4" (2.68m x 1.64m)
Carpeted floor, pendant light fitting, wooden bannister with spindles and a rear aspect skylight window.	
<b>PLAY ROOM/LOFT STORAGE</b>	11'3" x 9'6" (3.45m x 2.92m)
With compromised head height, carpeted floor and side aspect uPVC double glazed window.	
<b>LOFT STORAGE ROOM</b>	16'7 x 10'6 (5.05m x 3.20m)
With built in store cupboard and two under eaves storage cupboards with double glazed skylight windows. Cupboard housing wall mounted Worcester Bosch combination boiler provides central heating and domestic hot water (not tested).	
<b>SINGLE INTEGRAL GARAGE</b>	16'8" x 10'5" (5.09m x 3.20m)
With power and light connected, electric up and over door, concrete floor, personal door gives access to breakfast room/ playroom.	

**EXTERIOR**  
To the front of the property there is a neatly maintained open plan garden area with shale stone, screening beech hedge and provision of a further off street parking and block paved driveway.

To the rear of the property there is an enclosed south facing garden area. Directly adjoining the rear of the house is a paved and extended patio leading to lawned garden area beyond with flagged stone path. There is a provision of a cold water tap with an ornamental garden gazebo over a further paved terraced area situated to the rear of the garden. The garden is fenced walled and enclosed and there is a side entrance gate giving pedestrian access.

**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 :**  
Stanford 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@stanfords.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.

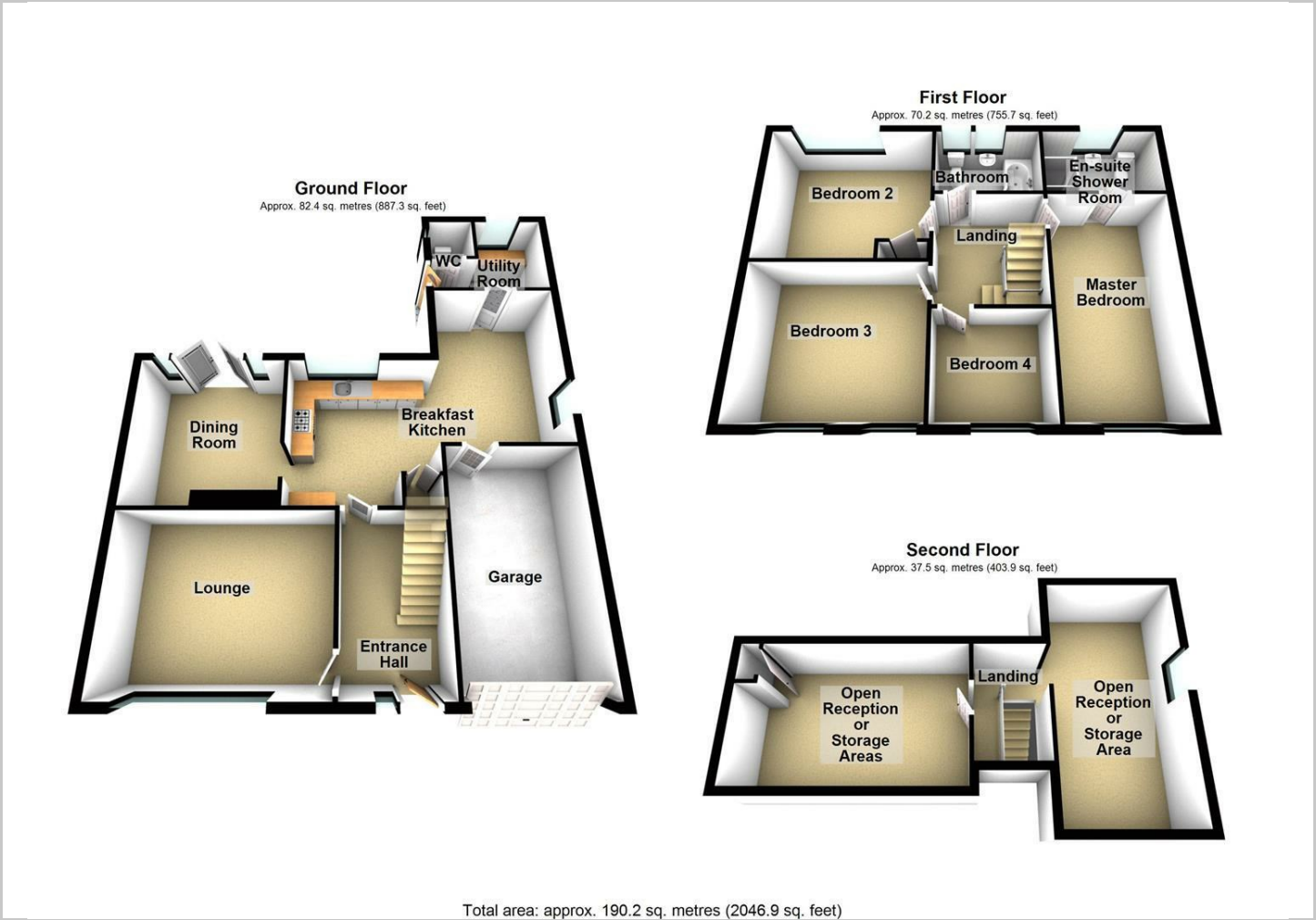
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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







Floor Plans



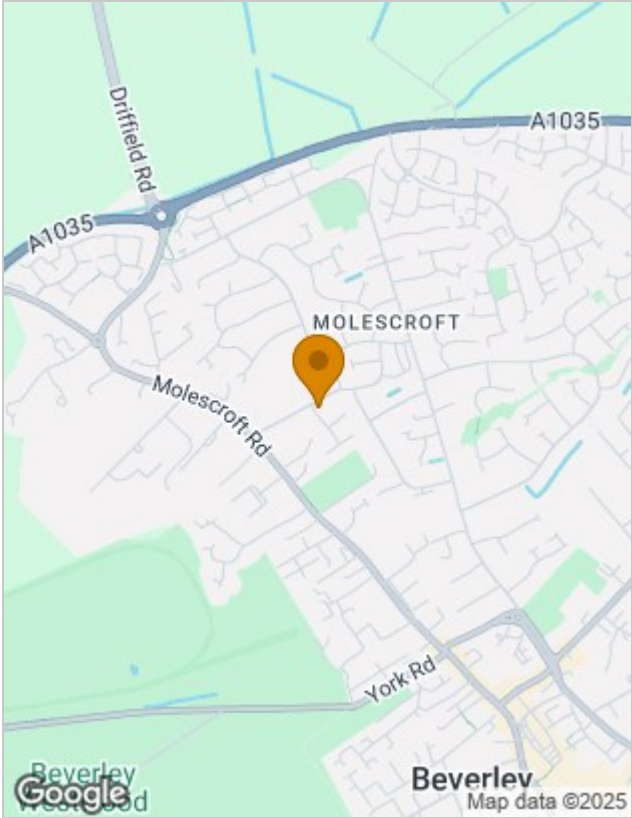
Viewing

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

