

**staniford**  
grays



2 Molescroft Drive, Beverley, HU17 7JH

£349,950

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# 2 Molescroft Drive

Beverley, HU17 7JH

- TWO GROUND FLOOR RECEPTION ROOMS
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- TRADITIONAL FEATURES
- OPEN PLAN KITCHEN DINER
- MODERNISED AND EXTENDED
- CORNER PLOT

A Wonderful Family Home in the Heart of Molescroft.

Occupying a generous corner plot in one of Beverley's most desirable areas, this fabulous four-bedroom semi-detached home blends traditional charm with modern family living.

Extended and modernised throughout, the property now boasts spacious and versatile accommodation ideally suited to the today's busy lifestyle. Inside, you'll find two inviting reception rooms, a large kitchen diner perfect for gatherings, a cloakroom/WC and a useful utility room. Traditional features such as bay-fronted windows, wood panelled walls, and a characterful fireplace in the living room lend warmth and personality throughout.

Upstairs, the first floor offers two double bedrooms, a single bedroom and a modern family bathroom. A further double bedroom on the second floor provides flexible space for older children, guests or home working.

The L-shaped rear garden is perfect for entertaining, with a lawn and patio area ideal for summer barbecues. A block-built shed and gravel path link the front and back, while ample off-street parking at the front completes the picture.

Perfectly positioned within walking distance of Beverley's historic town centre (approx. 15 minutes) and within the catchment of the highly regarded Molescroft Primary School, this home is a superb choice for families looking to enjoy the best of East Yorkshire living.



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## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 13'7" x 12'4" (longest/widest) (4.16m x 3.76m (longest/widest))

**CLOAK ROOM/WC** 15'4" x 3'8" (4.68m x 1.14m)  
Wood door with chrome handles, Karndean floor, pendant light fitting, low flush WC, wash hand basin with mixer tap, wood panelled walls and extractor fan.

**LOUNGE** 15'2" x 9'7" (4.64m x 2.93m)  
Wood door with chrome handles, Karndean floor, six bulb light fitting, two Velux windows, front aspect uPVC double glazed window, uPVC double glazed French doors to patio and garden.

**UTILITY ROOM** 6'6" x 5'5" (1.99m x 1.67m)  
Wood door with chrome handles, uPVC rear door, tiled floor, three bulb central light fitting, towel radiator, work top and base units with stainless steel drainer sink with mixer tap and plumbing for washing machine.

**LIVING ROOM** 13'10" x 12'3" (4.22m x 3.74m)  
Wood door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed bay window and traditional fireplace with tiled inserts and hearth.

**KITCHEN/DINER** 18'8" x 13'9" (5.70m x 4.21m)  
Wood door with chrome handles, side aspect uPVC double glazed window, rear aspect uPVC double glazed window, inset ceiling spotlights, two pendant light fittings over the island. Quartz work tops with island break fast bar and four ring gas hob, one and a half bowl drainer sink with mixer tap, integrated fridge freezer and dish washer and splash back tiles.

**STAIRCASE/LANDING** 7'9" x 7'5" (2.37m x 2.27m)  
Carpeted floor, pendant light fitting, side aspect uPVC double glazed window, wooden bannister with spindles.

**BATHROOM** 8'2" x 7'4" (2.51m x 2.26m)  
Wood door with chrome knob, tiled floor, inset spotlights, rear aspect uPVC privacy window, shower enclosure, free standing bath, low flush WC, wash hand basin with vanity unit and mixer tap.



#### **BEDROOM ONE**

11'11" x 11'0" (3.65m x 3.37m)

Wood door with chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window and built in wardrobes.

#### **BEDROOM TWO**

15'3" x 10'11" (4.66m x 3.35m)

Wood door with chrome handles, pendant light fitting, carpeted floor, front aspect uPVC double glazed bay window and wood panelled wall.

#### **BEDROOM THREE**

7'5" x 7'4" (2.28m x 2.26m )

Wood door with chrome knob, carpeted floor, front aspect uPVC double glazed window and a pendant light fitting,

#### **SECOND STAIRCASE**

10'7" x 3'7" (3.23m x 1.10m)

Carpeted floor, three bulb light fitting, rear aspect uPVC double glazed window and a wooden banister with spindles.

#### **BEDROOM FOUR**

13'5" x 10'9" (4.11m x 3.29m)

Wood door with chrome knob, carpeted floor, triple spotlight fitting, eaves storage with fitted wardrobes and furniture.

#### **EXTERIOR**

To the front a gravel driveway with raised bed, wall and hedge surround, privacy fence and garden gate. To the rear flagged patio with lawn, silver birch tree, side gravel path to gate and block constructed shed with hedge and fence surround.

#### **TENURE :**

We understand the Tenure of the property to be Freehold.

#### **COUNCIL TAX:**

We understand the current Council Tax Band to be D

#### **SERVICES :**

Mains water, gas, electricity and drainage are connected.

#### **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.



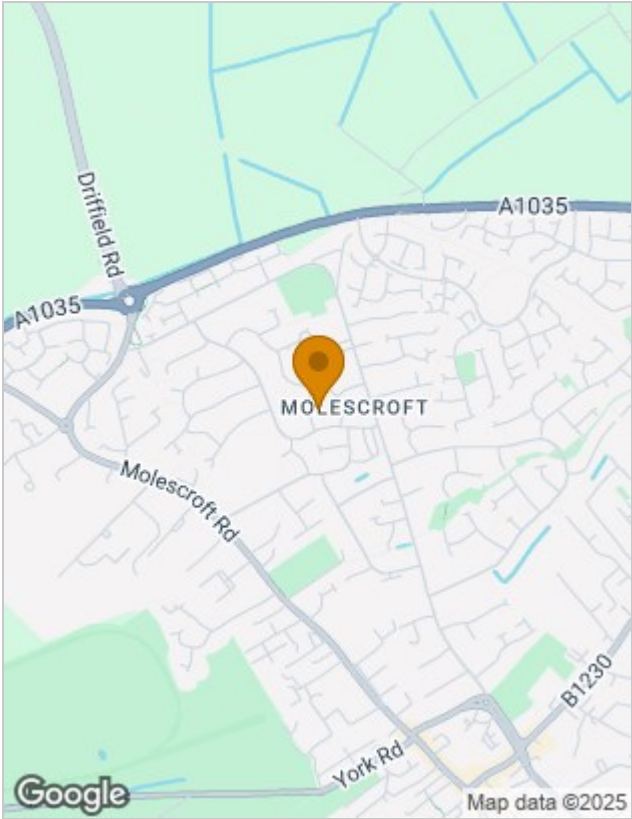




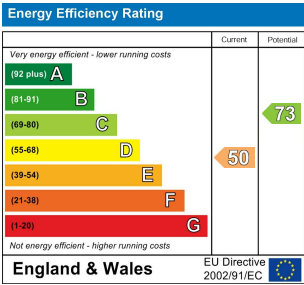
Floor Plans



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.