

staniford
grays



15 Elmsall Drive, Beverley, HU17 7HL

£390,000





15 Elmsall Drive

Beverley, HU17 7HL

- PRIME MOLESCROFT LOCATION
- SUPERB OPPORTUNITY TO MODERISE THROUGHOUT
- OFF STREET PARKING FOR MULTIPLE VEHICLES AND DOUBLE GARAGE
- CENTRAL HEATING THROUGHOUT
- SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME
- SITTING ON A GENEROUS PLOT
- CLOSE TO LOCAL SHOPS AND AMENITIES

A Fantastic Opportunity in the Heart of Molescroft. A Spacious Four Bedroom Detached Home on a Generous Plot

Set in one of Beverley's most sought after residential areas, just a short stroll from Molescroft Primary and Longcroft Secondary schools, this substantial four bedroom detached home offers an exciting opportunity for buyers looking for location, space and the chance to modernise to their own tastes.

Occupying a generous plot with a spacious rear garden and ample off street parking to the front, the property has all the ingredients of a superb long term family home. Inside, the accommodation is well proportioned, featuring four double bedrooms, a large lounge and flexible living spaces including a dining room and conservatory overlooking the garden.

Requiring updating throughout, this is a rare chance to unlock the full potential of a home in a highly desirable location, ideal for those looking to create something truly special.

The ground floor features a wide entrance hall, a good sized kitchen (with direct access to the double garage), lounge, dining room and conservatory, along with a handy downstairs WC. Upstairs, all four bedrooms are doubles, with lovely views over the garden from the primary and second bedrooms.

Don't miss the chance to create your dream home in a location that continues to grow in popularity with families and professionals alike.

Get in touch and book your viewing today!



£390,000



ACCOMMODATION COMPRISES

ENTRANCE HALL 12'2" x 7'7" (3.71m x 2.33m)
uPVC double glazed entrance door with privacy panels, carpeted floor, pendant light fitting, built in cloak cupboard and privacy window to kitchen.

CLOAK ROOM/WC 7'3" x 4'10" (2.21m x 1.49m)
Wooden door with chrome handles, carpeted floor, central ceiling light and a side aspect uPVC double glazed window. A low flush WC, vanity unit with wash hand basin and a built in boiler cupboard.

DINING ROOM 11'1" x 10'7" (3.40m x 3.25m)
Wood door with chrome handles, carpeted floor and a central ceiling light.

CONSERVATORY 12'3" x 9'7" (3.75m x 2.93m)
Of brick uPVC and glass construction. With sliding aluminium door, uPVC door to the rear garden and a tiled floor with ceiling fanlight.

LOUNGE 19'11" x 12'11" (6.09m x 3.94m)
Wood door with chrome handles, carpeted floor, two strip lights, front and side aspect uPVC double glazed windows, fire place with electric fire and tiled hearth with an understairs cupboard.

KITCHEN 17'9" x 8'8" (5.43m x 2.66m)
Wood door with chrome handles, vinyl floor, strip light, rear and side aspect uPVC double glazed windows, stainless steel drainer sink, extractor fan, a range of wall and base units and serving hatch for the dining room.

LANDING/STAIRCASE 13'8" x 5'7" (4.17m x 1.72m)
Carpeted floor, pendant light fitting, side aspect uPVC double glazed window, bannister with wrought iron spindles and wooden hand rails, loft hatch (loft is boarded with light).

BEDROOM ONE 13'5" x 10'5" (4.09m x 3.19m)
Wood door with chrome handles, carpeted floor, central ceiling light, front aspect uPVC double glazed window, fitted wardrobes and furniture.

PRINCIPAL BEDROOM/ BEDROOM TWO 13'11" x 10'5" (4.25m x 3.19m)
Wood door with chrome handles, carpeted floor, pendant light fitting, fitted wardrobes and a rear aspect uPVC double glazed window.

BEDROOM FOUR 10'5" x 9'1" (3.19m x 2.77m)
Wood door with chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window, built in cupboard and airing cupboard.



BEDROOM THREE

11'2" x 9'2" (3.41m x 2.80m)
Wood door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and two built in wardrobes.

BATHROOM

5'10" x 5'10" (1.79m x 1.78m)
Wood door with chrome handles, carpeted floor, side aspect uPVC double glazed window, chrome towel radiator, panelled bath with mixer shower over, pedestal wash hand basin, built in wall mounted mirrored vanity unit and full splash back tiling.

WC

5'11" x 2'9" (1.81m x 0.86m)
Wood door with chrome handles, carpeted floor, central ceiling light, side aspect uPVC double glazed privacy window and a low flush WC.

EXTERIOR

To the front a block paved driveway with parking for multiple vehicles, a strip of lawn and perimeter hedge. To the rear a block paved patio area with two brick raised beds a dwarf wall, decked area with pergola. A brick stepped water feature feeding a pond. Mature boarders and trees including around six fruit trees and two silver birches. With two wooden sheds and a metal shed and a mixture of hedge and fence surround.

GARAGE

18'9" x 16'4" (5.73m x 4.98m)
With electric roller door, strip lighting and rear uPVC pedestrian door to the garden.

AGENTS NOTE

There are 16 solar panels positioned on the roof which contribute the grid and produce a modest return, further details available on request.

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.

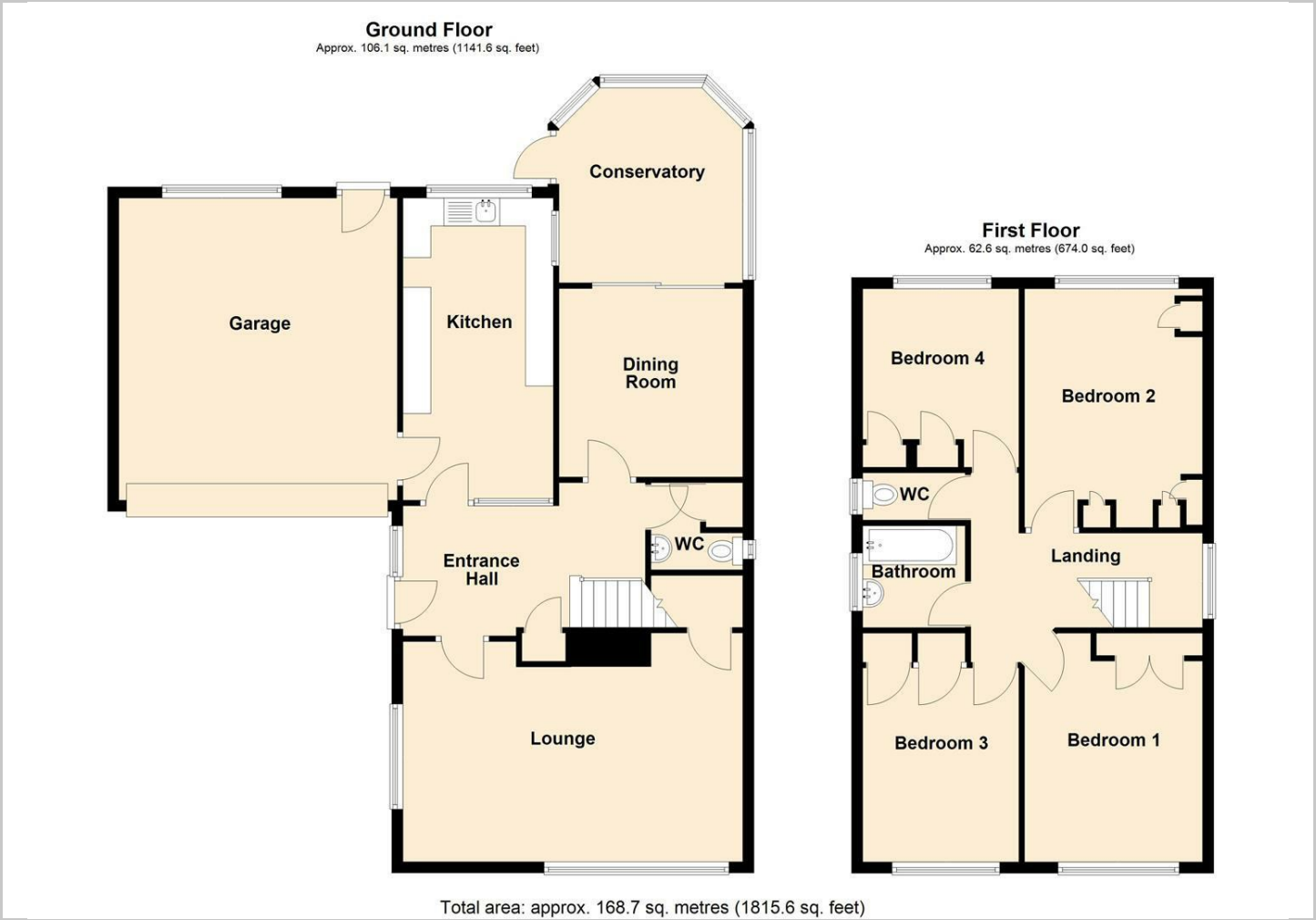
MISREPRESENTATION ACT 1967

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



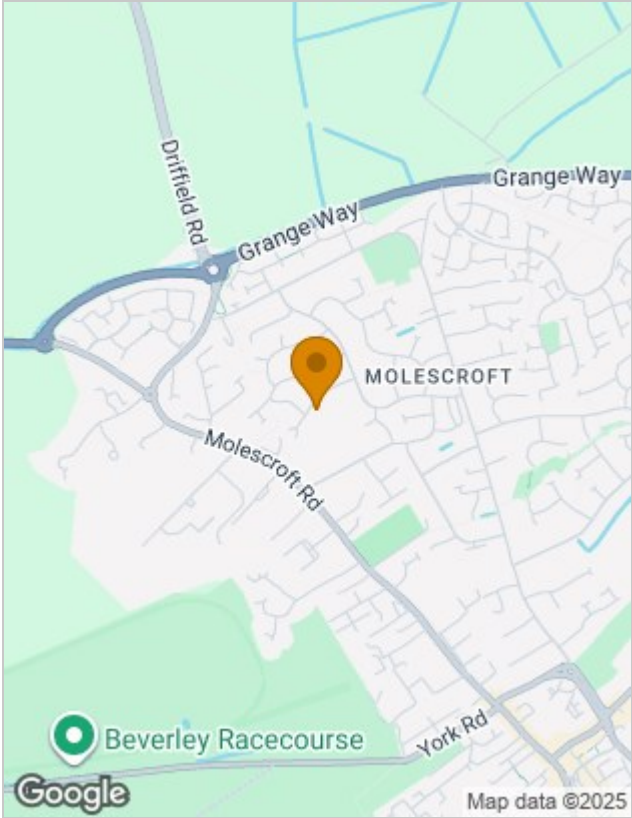
Viewing

Please contact our Beverley Office 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.

18 North Bar Within, Beverley, East Riding of Yorkshire,
Tel: 01482 866304 Email: bevsales@stanifords.com

Location Map



Energy Performance Graph

