



78 St. Leonards Road, Beverley, HU17 7HP

£350,000







# 78 St. Leonards Road

Beverley, HU17 7HP

- SUPERB FAMILY HOME
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- 19FT HOBBIE/WORKSHOP SHED WITH BAR
- INTEGRAL GARAGE WITH ELECTRIC ROLLER DOOR
- THREE BEDROOMS
- SPACIOUS REAR GARDEN
- 24FT LOUNGE DINER

A superb, move in ready three bedroom semi-detached family home, perfectly positioned in the very heart of Molescroft.

A true must see for families looking for space, location convenience and a fantastic community setting. Set within one of Beverley's most sought after residential areas, this beautifully presented home offers generous and well balanced accommodation across both floors, complemented by a spacious rear garden and ample off street parking to the front.

Inside, the layout is ideal for modern family life. A convenient cloak room/WC, together with a spacious 24ft lounge diner with a fireplace and a modern fitted kitchen with an array of integrated NEFF appliances. The conservatory is positioned off the kitchen and leads to the integral garage. Upstairs you'll find two large double bedrooms, one with fitted wardrobes and a third smaller double bedroom also with fitted wardrobes, alongside a smart family bathroom with a shower cubicle over the bath.

The outdoor space is a real highlight, a generous rear garden featuring two flagged patio areas for entertaining, a spacious lawn for children to play, and an impressive hobby/workshop shed complete with power, lighting and bar area, perfect for entertaining, working from home or relaxing.

The location is hard to beat. Molescroft is especially popular with families thanks to its excellent schooling and strong community feel. Molescroft Primary School is just a two minute walk away, with Longcroft Secondary School approximately ten minutes on foot. The local shops, post office and takeaway are only five minutes away adding to the appeal of the location.



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## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 14'2" x 4'10" (4.32m x 1.49m)  
Composite entrance door with laminate flooring, a pendant light fitting, access to the staircase and an understairs storage cupboard.

**CLOAK ROOM/WC** 5'6" x 4'0" (1.69m x 1.24m )  
Wood door with chrome handles, laminate floor, central ceiling light, front aspect uPVC double glazed window, low flush WC, wash hand basin with vanity unit.

**LOUNGE/DINER** 24'4" x 12'9" (7.43m x 3.91m )  
Wood door with chrome handles, carpeted floor, two three bulb ceiling light fittings, front aspect uPVC double glazed window, rear aspect uPVC double glazed window, fire place multi fuel burner, sleeper style wooden mantle piece and a stone hearth.

**KITCHEN** 12'10" x 10'4" (3.92m x 3.15m )  
Wooden door with chrome handles, laminate floor, central four bulb light fitting, rear aspect uPVC double glazed window, a range of wall and base units with drainer sink and mixer tap and splash back tiling. Integrated NEFF appliances include a five ring gas hob and extractor. Electric oven and microwave, fridge freezer, dishwasher and plumbing for a washing machine.

**STAIRCASE AND LANDING** 9'5" x 7'6" (2.88m x 2.31m)  
Carpeted floor, pendant light fitting, banister with spindles and a loft hatch.

**BEDROOM ONE** 12'11" x 11'5" (3.96m x 3.48m )  
Wooden door with chrome handles, carpeted floor and a pendant light fitting,

**BEDROOM TWO** 13'7" x 10'4" (4.16m x 3.16m )  
Wooden door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and an airing cupboard.

**BEDROOM THREE** 9'5" x 8'3" (2.88m x 2.54m )  
Wooden door with chrome handles, carpeted floor, central ceiling light, rear aspect uPVC double glazed window and fitted wardrobes.





#### **BATHROOM**

8'8" x 5'7" (2.66m x 1.72m)

Wooden door with chrome handles, vinyl floor, central ceiling light, rear aspect uPVC double glazed window, P-Bath with shower cubicle and electric shower, towel radiator, low flush WC, pedestal wash hand basin with splash back tiles and a mixer tap.

#### **GARDEN SHED**

19'4" x 9'3" (5.91m x 2.84m )

Of wood construction with a pedestrian door, double doors, laminate floor, central ceiling light and wooden bar.

#### **CONSERVATORY**

8'9" x 8'2" (2.68m x 2.51m )

Of brick uPVC and glass construction with French doors to the garden, a solid roof, power and access to the garage.

#### **GARAGE**

17'6" x 8'9" (5.35m x 2.69m )

uPVC pedestrian entrance door from the conservatory, with two ceiling lights, power and electric roller door.

#### **EXTERIOR**

To the front a flagged driveway with a gravel parking area and corner lawn with a mature tree and block paved perimeter.

To the rear a lawn with fence surround, gravel path, two flagged patio areas and borders with mature trees and shrubs.

#### **COUNCIL TAX:**

We understand the current Council Tax Band to be C

#### **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

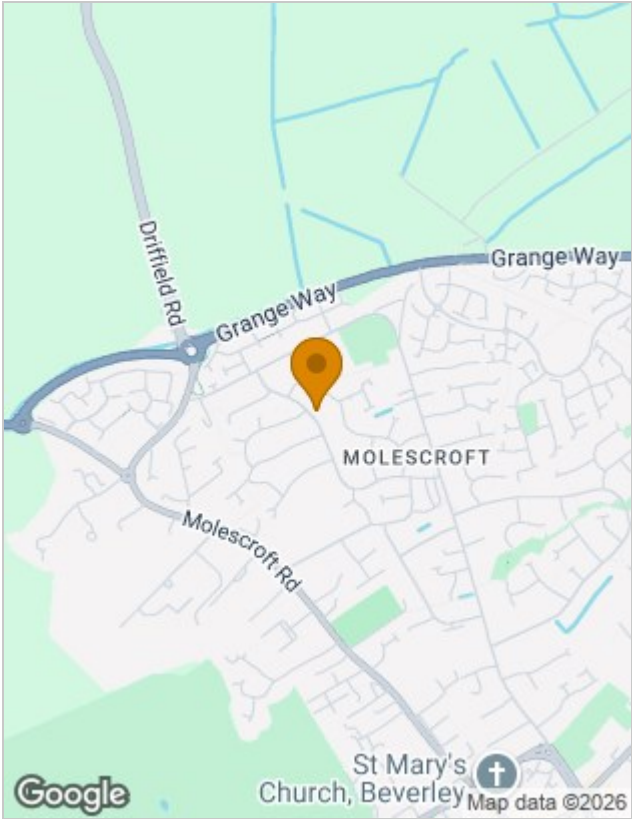


Viewing

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.

Location Map



Energy Performance Graph

