



35 Hill Crest Drive, Beverley HU17 7JL
Offers Over £425,000

- Large extended family house
- Four double bedrooms
- Westerly facing rear garden
- Molescroft primary school catchment
- Off-street parking & double garage
- Principle Bedroom with ensuite
- Further potential to extend
- No chain involved
- EPC: Awaited

A fabulous family house, offering beautifully proportioned, generously sized and flexible accommodation in a superb location ideal for both the town centre and the Molescroft primary school.

Attractively maintained, the property has been extended to create a generously sized principal bedroom with en-suite bathroom and also has the addition of a conservatory overlooking the Westerly facing garden.

With generous off-street parking the large double garage could provide for the further potential to extend and create even more living space (subject to the necessary permissions). No forward chain.

LOCATION

The property is located in the highly regarded Molescroft area of Beverley and in the catchment of the excellent Molescroft primary school. Accessed off St Leonard's Road, Hill Crest Drive is in a very convenient location for the amenities of Beverley and the local services situated on Woodhall Way.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

12'4" x 7'7" (3.76m x 2.31m)
A wide and welcoming entrance hall having a solid hardwood front door with ornate glass panel, attractive Karndean flooring and stairs to the first floor accommodation. Built-in storage cupboard.

LIVING ROOM

19'9" x 13' (6.02m x 3.96m)
A very well proportioned room with a light and bright feel courtesy of its bowed window to the front elevation and further window to the side elevation. A wooden fireplace houses a Baxi open grate fire with marble hearth and back.

DINING ROOM/SITTING ROOM

17' x 10'7" reducing to 9'11" (5.18m x 3.23m reducing to 3.02m)
Extended to the rear and offering great flexibility of use, there are attractive handmade oak glass panelled doors which bi-fold into the conservatory.

BREAKFAST KITCHEN

17'10" x 8'9" (5.44m x 2.67m)
A generous range of wall and base storage units with Shaker fronts and laminate work surfaces, complementing ceramic tiled splashbacks, composite sink and drainer, five ring gas range with double oven and extractor over, integrated dishwasher, fridge and window to the rear elevation. An integral door leads through into the double garage.

CONSERVATORY

12'8" x 10'8" (3.86m x 3.25m)
A superb extension to the rear of the property and with glass roof, laminate flooring and air-conditioning unit which both heats and cools. French doors open into the rear garden.

CLOAKROOM

Two piece sanitary suite comprising pedestal hand wash basin, low level w.c., window to the side elevation, storage area beneath the stairs and further cupboard housing the boiler.

FIRST FLOOR

LANDING

Window to the side elevation.

BEDROOM 1

19'10" x 10'4" (6.05m x 3.15m)
Benefitting from the extension to the rear of the property and with built-in wardrobes with sliding mirror fronts. Window to the rear elevation.

EN-SUITE SHOWER ROOM

Three piece sanitary suite comprising shower cubicle, vanity hand wash basin, close coupled w.c., fully tiled walls and window to the side elevation.

BEDROOM 2

19'10" x 9'3" (6.05m x 2.82m)
Window to the rear elevation and cupboard housing the hot water tank.

BEDROOM 3

11'3" x 10'8" (3.43m x 3.25m)
Built-in cupboards and window to the front elevation.

BEDROOM 4

11'3" x 8'10" (3.43m x 2.69m)
Built-in wardrobes and window to the front elevation.

BATHROOM

Five piece sanitary suite comprising vanity unit with recessed hand wash basin, close coupled w.c., bidet, bath and shower enclosure, tiled walls and window to the side elevation.

DOUBLE GARAGE/UTILITY

19'7" x 16'7" (5.97m x 5.05m)
Double up-and-over electric vehicular door, courtesy door to the rear and window. Supplied with light and power, there is also a work surface, stainless steel sink and drainer, space and plumbing for washing machine, tumble dryer and American style fridge freezer. Further mezzanine storage to the front of the garage. Similar properties in the area have converted the garage into further living space and/or extended above.

OUTSIDE

The property has an immaculate frontage having an area of lawn to the front of the property and a tarmac drive to the side of the house providing ample parking for number of cars.

The rear garden is Westerly facing and a very attractive feature of this property, being largely lawned and fenced for privacy.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We believe the tenure of the property to be to be Freehold (to be confirmed by the vendor's solicitor).



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