



Stanley House, 29 Molescroft Road, Beverley HU17 7DX
Guide Price £950,000

- Beautiful, spacious family house
- Superb location
- Constructed 1999
- Very attractive layout
- Private south westerly facing plot
- Large double garage and driveway
- No onward chain
- EPC: C

Situated in one of the most sought after areas in the region, this beautifully designed and distinctive spacious house occupies a fabulous plot.

The well laid out and attractively presented accommodation allows for great flexibility of living space, with many of the rooms being dual aspect to enhance the light and bright atmosphere within the property.

Situated on a generous sized and beautifully tended plot with an ideal south west orientation to the rear, electric gates provide access onto a wide driveway in front of a large double garage.

LOCATION

The property is situated in one of the region's most sought after residential locations and in the Molescroft area of Beverley. A convenient and attractive walk away from the town centre, the property is situated on Molescroft Road almost opposite its junction with Molescroft Park.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

7'1" x 6'2" (2.16m x 1.88m)

Wide wooden front door with glass panels and porcelain tiled floor. An internal glass panelled door with windows to either side opens into the entrance hallway.

ENTRANCE HALL

Stairs to the first floor accommodation with storage under. Double doors lead through to the living room and dining room at the front of the property and the kitchen to the rear.

LIVING ROOM

18'8" x 18'11" (5.69m x 5.77m)

A very well proportioned and spacious living room with a feature marble fireplace housing gas living flame fire. Windows to both front and rear aspect.

DINING ROOM

18'7" x 19'1" max (5.66m x 5.82m max)

Of an L-shape and offering flexibility of living space, part of the dining room is currently used as a study. The dual aspect room has windows to both front and side elevations.

KITCHEN

22'1" x 17' max (6.73m x 5.18m max)

Offering wall and base storage units with tiled splashbacks and matching centre island. Stainless steel 1 1/2 bowl sink and drainer, five ring gas hob with canopy extractor over, integrated Neff oven and grill. Integrated fridge, freezer and dishwasher. Herringbone patterned porcelain tiled floor. French doors open out onto the patio area, further window to side elevation.

GARDEN ROOM

19' x 12'10" (5.79m x 3.91m)

A beautiful room overlooking the garden with windows to three aspects and French doors opening onto the patio area.

UTILITY ROOM

7'6" x 7'10" (2.29m x 2.39m)

Wall and base storage units, stainless steel sink and drainer, space and plumbing for washing machine, tumble drier and fridge. Door to the side aspect of the property and porcelain tiled floor.

DOWNSTAIRS SHOWER ROOM

7'1" x 6'1" (2.16m x 1.85m)

Three piece sanitary suite comprising close coupled WC, vanity hand wash basin and shower cubicle, tiled floor and splashbacks.

FIRST FLOOR

LANDING

A wide landing with windows to both front and side aspect.

PRINCIPAL BEDROOM

19' x 12'9" (5.79m x 3.89m)

A very well proportioned room with two walk-in wardrobes, one having window to side elevation. The bedroom has bedside units and window to side elevation. A door leads through into the bathroom.

EN-SUITE BATHROOM

12'4" x 12'10" (3.76m x 3.91m)

Five piece sanitary suite comprising pedestal hand wash basin, bidet, close coupled WC, bath and shower. Two Velux rooflights and further window to the rear aspect. Fully tiled walls and floor, cupboard housing the hot water tank.

BEDROOM 2

16'1" x 11' (4.90m x 3.35m)

Two windows to front elevation and built-in wardrobes.

BEDROOM 3

16'4" x 10' (4.98m x 3.05m)

Two windows to front elevation and built-in wardrobes.

BEDROOM 4

16'4" x 8'8" (4.98m x 2.64m)

Window to rear elevation and built-in wardrobes.

BATHROOM

7'6" x 14'6" (2.29m x 4.42m)

Five piece sanitary suite comprising pedestal hand wash basin, bidet, close coupled WC, bath and double shower. Tiled floor, partially tiled walls and window to the side elevation.

OUTSIDE

The property is set back from Molescroft Road with a six foot brick wall forming the front boundary offering a good level of privacy to the driveway. Accessed through double electric wrought iron gates, the brick sett driveway provides ample parking for several vehicles. There is also an area of mature planting and shrubs.

GARAGE

18'11" x 24'10" (5.77m x 7.57m)

A large detached double garage with electric insulated double garage door and further courtesy door and window. Supplied with light and power there is further storage in the roofspace, and also a cloakroom with WC and hand wash basin.

REAR GARDEN

The rear garden is beautifully tended and has a backdrop of mature trees. With a south westerly aspect, there is an area of lawn and wide and well stocked flower borders. On the south side of the property is a private patio area which is partially enclosed by the property on two sides, and with a brick wall on the south side. The garden on the north side of the property has been laid under gravel for ease of maintenance.

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 Double Glazing.

TENURE

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

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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