



QUICK & CLARKE
The Property Specialists

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2 Fairlawn, Beverley HU17 7DD
Guide Price £725,000

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

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- Four double bedrooms
- Three reception rooms
- Open plan living dining kitchen
- Select cul-de-sac position
- Double garage and driveway
- South westerly facing garden
- Council tax band G
- EPC rating awaited

A delightfully proportioned, well laid out, extended family house situated in a superb cul-de-sac position in the highly regarded Molescroft area of Beverley.

Benefiting from three reception rooms which include an open plan living dining kitchen, four double bedrooms and three bathrooms, the property also boasts a large drive with a double garage and a south westerly facing garden. Extending to over 2,300 square feet and beautifully presented throughout, viewing is highly recommended.

LOCATION

The property is situated on the select cul-de-sac forming Fairlawn which serves just five properties and leads off from The Cedar Grove at the northern end of Molescroft Road. Situated in one of the most attractive areas of Beverley, the property is located just 0.8 miles from the centre and amenities of Beverley.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

23'11 x 10'9 (7.29m x 3.28m)
Modern uPVC glass panelled front door, engineered oak flooring, stairs to the first floor accommodation with storage cupboard under. Side door with access via a porch serving the driveway to the side of the property.

LIVING ROOM

20'1 x 13'4 (6.12m x 4.06m)
A very well-proportioned room, light and bright with a bay window to the front elevation and two further windows to the side elevation. Attractive stone fireplace housing a gas living flame fire.

DINING ROOM

16'5 x 11'3 (5.00m x 3.43m)
Engineered oak flooring, bay window to the front elevation with two further windows to the side elevation. Wall-mounted electric fire with mounting for television over and an attractive modern radiator.

OPEN PLAN LIVING DINING KITCHEN

28'2 max x 23'2 max (8.59m max x 7.06m max)
Of an L-shape, with a superb extension to the rear of the property and offering flexibility of layout. The attractive hand-built kitchen has a good range of wall and base storage units with cream fronts, complementing green coloured centre island, all with granite worksurfaces. A five ring gas range with an integrated oven sits in a chimney breast with two windows either side. Space for American style fridge freezer, window overlooking the garden, sink and drainer.

Opening into the dining area with two windows to the side elevation and through into the garden room area, which has a vaulted ceiling with oak trusses, three Velux rooflights, windows to two aspects and French doors leading onto the south westerly facing patio area. Modern gas stove and mounting for television.

UTILITY ROOM

8'1 x 7'9 (2.46m x 2.36m)
Wall, base and larder storage units, laminate worksurfaces, porcelain sink and drainer. Travertine tiled floor, integrated oven and microwave, space and plumbing for washing machine and tumble dryer. Window to the side elevation and wall-mounted boiler.

DOWNSTAIRS CLOAKROOM

6'4 x 3'2 (1.93m x 0.97m)
Close coupled WC, wall-hung wash basin and engineered oak flooring.

FIRST FLOOR

LANDING

Storage cupboard and separate airing cupboard, window to the front elevation.

BEDROOM 1

20'4 x 13'6 (6.20m x 4.11m)
A very well-proportioned master bedroom with a window to the front elevation and two windows to the side elevation. Built-in wardrobes, door through to the en-suite.

EN-SUITE SHOWER ROOM

7'8 x 7'9 (2.34m x 2.36m)
Modern three piece suite comprising close coupled WC, shower enclosure and wall-hung wash basin. Window to the side elevation, chrome heated towel rail, fully tiled walls and floor.

BEDROOM 2

13'5 x 11'2 (4.09m x 3.40m)
Two windows to the rear elevation and built-in wardrobes.

BEDROOM 3

11'4 x 9'10 (3.45m x 3.00m)
Windows to the rear and side elevations, door through to the en-suite.

EN-SUITE SHOWER ROOM

7'8 x 7'9 (2.34m x 2.36m)
Three piece sanitary suite comprising vanity wash basin, close coupled WC and corner shower enclosure. Fully tiles walls, chrome heated towel rail and window to the side elevation.

BEDROOM 4

11'5 x 10'5 (3.48m x 3.18m)
Two windows to the front elevation and built-in wardrobes.

BATHROOM

10'4 x 9'3 (3.15m x 2.82m)
Four piece sanitary suite comprising wall-hung wash basin, close coupled WC, roll top bath and shower enclosure. Chrome heated towel rail, partially tiled walls and fully tiled floor.

OUTSIDE

The property is set back from the cul-de-sac with a dwarf privet hedge forming the front boundary, behind which is a lawned garden with a number of ornamental shrubs and trees. A tarmac drive leads down the side of the property and provides ample parking for several vehicles.

The rear garden is south westerly facing and can be accessed via a solid gate (which provides privacy) through an archway onto a patio seating area which is ideally situated for the afternoon and evening sun. Largely lawned, the garden has a high perimeter wall and fence which provides for a good level of privacy.

DETACHED DOUBLE GARAGE

Roller shutter door, side courtesy door and window. Supplied with light and power there is storage in the roofspace.

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 Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band G.

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 the 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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