



18 Molescroft Road, Beverley HU17 7ED
£495,000

- Wonderful, traditional home built approximately 1936
- Approx 1,650 sq ft - larger than many detached houses
- Beautifully presented accommodation
- Three reception rooms, breakfast kitchen
- Ground floor shower room, modern first floor bathroom
- Three double bedrooms
- Superb off-street car parking and garage
- Large rear garden
- Beverley town centre approx 1/2 mile away
- Council tax band F, EPC rating D

A wonderful, traditional semi-detached house dating to the mid-1930s which, at approximately 1,650 square feet, offers more substantial, spacious accommodation than many four bed detached houses.

The accommodation is beautifully presented with a selection of three receptions rooms, ground floor shower room and breakfast kitchen, whilst at first floor there are three double bedrooms, modern family bathroom and separate WC.

This lovely property stands on an extremely good sized plot with substantial off-street car parking facility to the front and a large rear garden laid mainly to lawn but with terrace and mature planting.

Beverley town centre is only approximately half a mile away, confirming the locality as one of the most sought after residential areas of Beverley.

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With lovely period return timber staircase to first floor and herringbone timber effect flooring.

LIVING ROOM

15'6 x 12'10 (4.72m x 3.91m)
Laminate floor, feature remote control inset gas campfire with PVCu sealed unit double glazed bay window and radiator.

DINING ROOM

13' x 12'4 (3.96m x 3.76m)
Timber effect laminate floor, stone fireplace and hearth having log burner fitted, sealed unit double glazed patio door to garden room, ceiling coving, picture rail and radiator.

GARDEN ROOM

12' x 10'5 (3.66m x 3.18m)
Herringbone timber effect floor, glass roof, PVCu sealed unit double glazed French doors to garden and radiator.

BREAKFAST KITCHEN

16'7 x 9'4 opening to 13' (5.05m x 2.84m opening to 3.96m)
A lovely room overlooking the rear garden having a range of base and eye level units with granite worksurfaces, along with integrated sink, gas hob with electric oven, space for American fridge and integrated dishwasher. Timber floor, two PVCu sealed unit double glazed windows with French doors to terrace and double radiator.

WALK-IN PANTRY

Timber effect laminate floor with fitted shelves and door to:

SHOWER ROOM

12'3 x 7'8 narrowing to 5'6 (3.73m x 2.34m narrowing to 1.68m)
Shower in cubicle with wash basin and low level WC, plumbing for automatic washing machine, timber effect laminate floor, part tiled walls, PVCu sealed unit double glazed window and radiator.

FIRST FLOOR LANDING

Built-in airing cupboard housing hot water cylinder with electric immersion heater, access to loft space, PVCu sealed unit double glazed window and radiator.

BEDROOM 1

16' x 12'10 (4.88m x 3.91m)
Having a range of fitted wardrobes, downlighters, picture rail, PVCu sealed unit double glazed windows to two elevations and radiator.

BEDROOM 2

13' x 12'4 (3.96m x 3.76m)
Picture rail, PVCu sealed unit double glazed window and radiator.

BEDROOM 3

16'7 x 8'5 (5.05m x 2.57m)
PVCu sealed unit double glazed windows to two elevations and radiator.

BATHROOM

8' x 7'9 (2.44m x 2.36m)
Modern suite comprising panelled bath with separate shower in quadrant cubicle, low level WC and wash basin. Tiled walls, PVCu sealed unit double glazed window and chrome towel radiator.

SEPARATE WC

Low level WC, wash basin, PVCu sealed unit double glazed window and radiator.

OUTSIDE

The property is approached by a gated access leading to a substantial gravel driveway and car parking area, along with flower beds, hedged boundaries and mature planting.

Directly to the rear of the property stands a raised terrace seating and barbecue area which overlooks the substantial garden which is laid mainly to lawn, but again benefits from mature trees and planting. To the side of the property is an integrated garden store.

GARAGE

16'4 x 8' (4.98m x 2.44m)
Double entrance doors with light and power laid on.

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).

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



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 mis-statement. 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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