



15 Smithall Road, Beverley HU17 9GU
£260,000

- Attractive extended property
- Ground floor bedroom with en-suite
- Sought after Molescroft location
- Superb garden room with bifold doors
- Great flexibility of living space
- Two reception rooms
- Two bathrooms
- Off-street parking and garage/store
- Council tax band C
- EPC rating D

A very attractive, extended family house having the benefit of two well-proportioned reception rooms and a ground floor bedroom with en-suite shower room.

Situated in one of the most sought after areas of Beverley and lying in the Molescroft Primary School catchment, viewing is highly recommended.

LOCATION

The property is located on Smithall Road which is a cul-de-sac accessed off Wise Close via Nornabell Drive on this extremely popular modern development at the north side of Molescroft. Lying close to the northern bypass and within walking distance of the town centre, the property also sits in the catchment area for the highly regarded Molescroft Primary School.

THE ACCOMMODATION COMPRISES

GROUND FLOOR ENTRANCE HALL

Modern composite front door with ornate glass panel, matwell and stairs to the first floor accommodation.

LIVING ROOM

15'4 x 9'8 (4.67m x 2.95m)

A well-proportioned living room with a white Adam style fireplace with marble hearth and back housing an electric fire, mounting on wall for television, laminate flooring and window to the front elevation.

DINING KITCHEN

13'9 x 9'8 (4.19m x 2.95m)

Offering a good range of wall and base storage units with white fronts, laminate worksurfaces and ceramic tiled splashbacks. 1 1/2 bowl porcelain sink and drainer, four ring gas hob with extractor over, integrated oven, space and plumbing for washing machine and dishwasher, space for fridge freezer. Cupboard under the stairs which is shelved out as a larder/pantry, window and glass panelled door leading out to the garden room.

GARDEN ROOM

12'10 x 8'8 (3.91m x 2.64m)

A beautiful light and bright garden room with bifold doors opening onto the rear garden and two large Velux skylights. Large scale porcelain tiled floor, mounting on wall for television.

BEDROOM 4 / OFFICE

19'5 x 8'5 max (5.92m x 2.57m max)

Offering the flexibility of having a ground floor bedroom with en-suite shower room attached, the layout currently has space for a double bed and a study area. French doors lead out into the rear garden and there is an integral door through to the garage/store.

EN-SUITE SHOWER ROOM

Three piece sanitary suite comprising close-coupled WC, pedestal wash basin and shower cubicle. Chrome heated towel rail and laminate flooring.

FIRST FLOOR LANDING

BEDROOM 1

13'8 x 8'8 (4.17m x 2.64m)

Two windows to the front elevation and built-in cupboard.

BEDROOM 2

10'3 x 6'4 (3.12m x 1.93m)

Window to the rear elevation.

BEDROOM 3

7'1 x 7'1 (2.16m x 2.16m)

Window to the rear elevation.

BATHROOM

6'4 x 6'1 (1.93m x 1.85m)

Panelled bath with shower over, close coupled WC and pedestal wash basin, fully tiled walls and window to the side elevation.

FORMER GARAGE

10'1 x 9' (3.07m x 2.74m)

The rear of the garage has been converted to create Bedroom 4 but a substantial area has been left for storage. Electric up & over door and integral door into the ground floor bedroom. Access to the roof area for further storage.

OUTSIDE

The property sits back from the road with the front garden laid under gravel for ease of maintenance. Between the property and the neighbouring house there are a number of mature trees which offer screening and a good level of privacy. A tarmac drive leads up to the former garage.

The rear garden is largely lawned with a fenced perimeter and a shed for storage.

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.
Made with Metropix C0204