



QUICK & CLARKE
The Property Specialists

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63 Molescroft Park, Beverley HU17 7HY
£220,000

- No onward chain
- Requires some modernisation
- Well-proportioned throughout
- Superb cul-de-sac position
- Convenient for local shops and bus route
- Southerly facing garden
- Parking and garage
- Council tax band C
- EPC rating C

Situated in arguably one of the most sought-after areas of Beverley for a bungalow, and on a quiet cul-de-sac of similar properties, this well-proportioned home offers huge potential.

Requiring some modernisation but with the benefit of off-street parking on the driveway and a garage, the property also boasts a southerly facing garden.

In recent years the bathroom has been converted to a wet room and the gardens are of a size which, once trained, means they are easy to maintain.

LOCATION

The property is located on the small cul-de-sac which leads off from the eastern side of Molescroft Park close to its junction with St. Leonards Road and the amenities and shops on Woodhall Way.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Of an L-shape and with a glass panelled front door providing access from the side of the property.

LIVING ROOM

17'11 x 10'11 reducing to 9'5 (5.46m x 3.33m reducing to 2.87m)

Of a size which allows for both living and dining room furniture. With a bay window to the front elevation, a white Adam style fireplace with a marble hearth and back houses an electric fire.

BREAKFAST KITCHEN

12' x 9'2 (3.66m x 2.79m)

Offering a range of wall and base storage units with beech style fronts and granite style laminate worksurfaces with matching splashback. Four ring electric hob with extractor over, integrated oven and fridge freezer, space and plumbing for washing machine, composite sink and drainer. Glass panelled door opening onto the southerly facing garden.

BEDROOM 1

15'8 x 10'11 (4.78m x 3.33m)

Window overlooking the garden and with a range of fitted cupboards including one which houses a radiator as an airing cupboard.

BEDROOM 2

9'10 x 9'2 (3.00m x 2.79m)

Window to the front elevation.

WET ROOM

6'9 x 5'5 (2.06m x 1.65m)

The former bathroom been updated in the recent past to create a wet room with a pedestal wash basin, close coupled WC and a shower area. Window to the side elevation and fully tiled walls.

OUTSIDE

The property is set back close to the head of the cul-de-sac with an easy to maintain front garden laid under gravel. A driveway leads down the side of the property to the garage.

The rear garden is southerly facing and has established borders with a very productive apple tree. Being largely a blank canvas, although the shrubs do require cutting back, there is the potential to make a beautiful garden.

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.

While 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 layout, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan CS24.