



92 Hillcrest Drive, Beverley HU17 7JL
Guide Price £225,000

- Two double bedrooms
- Well-proportioned living room plus dining kitchen
- Generous sized garden
- Off street parking and garage
- Much sought after location
- Molescroft Primary School catchment
- EPC rating D
- Council Tax band C

LOCATION

The property is located on a cul-de-sac, which lies off the main Hillcrest Drive in this very popular area in the centre of Molescroft. Situated on the North side of the town centre and adjacent to Molescroft Park, the property also lies in the catchment area of the much sought after Molescroft Primary School.

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

4'9" x 3'4" (1.45m x 1.02m)

With a uPVC glass panelled front door and window to the front elevation.

LIVING ROOM

14'5" x 12'6" (4.39m x 3.81m)

A well-proportioned room with a contemporary styled gas living flame fire with marble hearth and back, window to the front elevation, stairs to the first floor accommodation with storage cupboard under and on laminate flooring.

DINING KITCHEN

12'62 x 9'9" (3.66m x 2.97m)

Situated to the rear of the property with French doors opening onto the large patio area of the garden, the kitchen offers a good range of wall and base storage units with oak styled fronts and laminate work surfaces and ceramic tiled splashbacks. Four ring gas hob with extractor over, stainless steel sink and drainer, space for washing machine and fridge freezer and space for table. A cupboard conceals the Ideal standard boiler and there is a further window to the rear elevation.

FIRST FLOOR

BEDROOM 1

12'6" x 9'9" (3.81m x 2.97m)

With wardrobes encompassing one wall and incorporating dressing table, window to the rear elevation.

BEDROOM 2

12'6"x 8'7" (3.81mx 2.62m)

Built in wardrobes and cupboard with two windows to the front elevation.

BATHROOM

6'6" x 5'6" (1.98m x 1.68m)

With a three piece sanitary suite comprising pedestal hand wash basin, low level WC, panelled bath, partially tiled walls and window to the side elevation.

OUTSIDE

To the front of the property is an open plan area of lawn adjacent to a tarmac drive, which leads down the side of the property and up to the garage and provides ample parking for at least two cars.

GARAGE

7'8" x 8'9" (2.34m x 2.67m)

A detached brick garage with up and over door, side courtesy door and window, supplied with light and power and with the opportunity for storage in the roof space.

REAR GARDEN

Access through a timber gate from the driveway, the rear garden is a very good size for a property of this type. A wide patio area lies adjacent to the dining kitchen and leads out to a lawned garden with a wide area of gravel over the flowerbeds to the rear of the property.

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.

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