





The Property Specialists

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**Camellia House 41a Molescroft Road, Beverley HU17 7EG**  
**£730,000**



- Stunning highly specified renovated property
- Contemporary style layout
- No expense spared
- Three double bedrooms all fully fitted
- Premium location
- Open plan living/dining kitchen
- Off street parking and double garage
- Council Tax G
- EPC rating C

This beautifully renovated four-bedroom home offers an exceptional blend of modern luxury and classic elegance. Situated in this highly sought-after area of Beverley, a convenient walk from the town centre, this property is ideal for those seeking a spacious and stylish living space.

The heart of the home is the stunning open-plan living, dining kitchen area, perfect for entertaining and relaxation, in addition to a well proportioned lounge and study. The original four-bedroom layout has been intelligently reconfigured to create a luxurious master suite with a five-piece ensuite bathroom and a walk-in dressing room. Two additional double bedrooms, each with fitted wardrobes, provide comfortable accommodation for family or guests.

Outside, the west-facing garden offers a private and tranquil outdoor space, ideal for enjoying summer evenings. The property also benefits from an electric gated and spacious drive and a double garage, providing convenient and secure parking.

With its prime location, exceptional specification, and beautifully renovated interiors, this 'forever home' is sure to impress.

LOCATION

Situated on Molescroft Road in a premium position almost opposite the Cedar Grove, Camellia house offers a fantastic location. You're just a short and enjoyable stroll from the town centre (0.8mi), with all its shops, restaurants, and historic charm. Plus, Beverley Westwood is almost on your doorstep – perfect for long walks and enjoying the fresh air.

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Wide and welcoming with part galleried landing above and with modern composite front door with obscure glass panels either side. A range of handle less cupboards creating storage space under the stairs and has plank style floor covering, which flows throughout much of the ground floor accommodation, solid oak doors and underfloor heating.

DOWNSTAIRS CLOAKROOM

5'1" x 4'9" (1.55m x 1.45m )  
With a two piece sanitary suite comprising a vanity unit with marble top and with semi-recessed hand wash basin, back to the unit WC, tile splashback and window to the front elevation.

LOUNGE

16'7" x 12'10" (5.05m x 3.91m)  
A very well-proportioned room with media wall and central mounting for television, built in speakers and niches in alcoves to either side, inset feature flame effect electric fire.

STUDY/SNUG

9'8" x 8'5" (2.95m x 2.57m)  
With a full range of fitted office furniture, window to front elevation.

OPEN PLAN LIVING DINING KITCHEN

Extending almost across the full width of the rear of the house and with two sets of bifold doors opening directly onto the patio area of the Westerly facing rear garden;

KITCHEN AREA

14'8" units (4.47m units )  
A fabulous modern kitchen with anthracite handleless base and wall units and complimenting Dekton work surfaces and matching breakfast bar, a Neff induction hob has antique bronze splashback and extractor over, Neff fan oven, plus matching combination microwave oven and a warming drawer, integrated wine cooler, dishwasher, fridge freezer, Quooker hot water tap over inset sink, window overlooking garden and speakers in ceiling extending into the living room.

DINING AREA

14'8" x 11'5" (4.47m x 3.48m)  
Bifold doors onto rear garden and stunning flame effect electric fire set into nib between the dining and living area.

LIVING AREA

8'8" x 11'8 (2.64m x 3.56m)  
With bifold doors onto the rear garden.

UTILITY ROOM

7'2" x 8' (2.18m x 2.44m)  
Base units and work surfaces to match those in the kitchen, inset sink and drainer, space and plumbing for washing machine and tumble dryer, modern composite door to the side of the property and integral door leading through into the double garage.

FIRST FLOOR

LANDING

A part galleried landing with airing cupboard housing the pressurised hot water cylinder.

MASTER BEDROOM

19'9" x 13' (6.02m x 3.96m)  
Media wall television mounting and storage units, window to front elevation

MASTER SUITE DRESSING ROOM

11'3" x 7'6" (3.43m x 2.29m)  
A fabulous remodelling of the original layout - bedroom 4 is a dressing room with an extensive range of modern handleless fitted wardrobes with matching dressing table and window to the front elevation, access to the master bedroom through an oak pocket door.

ENSUITE BATHROOM

13' x 7'3" maximum (3.96m x 2.21m maximum)  
A stunning five piece sanitary suite with vanity unit with marble top and twin counter top hand wash basins, close coupled WC, free standing roll top bath and walk in shower enclosure, fully tiled walls, chrome heated towel rail, wall mounted illuminated mirror and window to the rear elevation.

BEDROOM 2

13' x 12'11 (3.96m x 3.94m)  
Extensively fitted with modern handleless wardrobes and window to the side elevation.

BEDROOM 3

12'3" x 10'2" (3.73m x 3.10m)  
With an extensive range of built in units including inset mounting for television and matching bedside units, window to front elevation.

BATHROOM

A stunning five piece sanitary suite comprising a vanity unit with a marble top with twin counter top hand wash basins, back to the unit WC, free standing roll top bath, walk in shower enclosure, fully tiled walls, wall mounted illuminated mirror, window to the rear elevation.

OUTSIDE

The property has an attractive and easy to maintain frontage with a tarmac driveway being accessed through an electric sliding gate with intercom access from the kitchen. The driveway provides ample parking for a number of cars and leads up to the double garage.

DOUBLE GARAGE

18'1" x 17'10" (5.51m x 5.44m)  
Double garage with electric roller door, windows to both front and rear aspects and modern wall mounted gas boiler.

FRONT GARDEN

The front garden has been landscaped for ease of maintenance with two areas of artificial lawn and attractive stone chippings on the flowerbeds and a pathway leads to the front door.

REAR GARDEN

The rear garden is Westerly facing and private and has been laid under porcelain tiles which skirt an artificial lawn with raised flowerbeds and a gate providing access to the driveway.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system. Underfloor heating to the ground floor.

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](mailto:beverley@qandc.net)



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