



QUICK&CLARKE
The Property Specialists

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25 Longcroft Park, Beverley HU17 7DY
Offers in the region of £785,000

- Beautiful and characterful detached house
- Recently undergone full renovation & modernisation
- Superb sought after location
- Convenient for town centre
- Three double bedrooms
- Master with en-suite
- Corner plot position
- Modern windows & gas central heating
- EPC: D
- Council Tax Band: G

An extremely attractive and characterful 1930's house having a unique design and a prominent position on Beverley's most sought after cul-de-sac. This fabulous property has undergone a recent full renovation and modernisation and boasts three double bedrooms, the master having a modern en-suite shower room. With a well proportioned living room with wood burning stove there is also a large open plan dining kitchen but with the property maintaining many characterful and distinctive features. The property benefits from recently fitted double glazing, a relatively new gas boiler and is situated on a generously sized plot which has been fully re-fenced to make it 'dog friendly'. Viewing is highly recommended.

LOCATION

The property occupies a prominent corner plot position on this most desirable of cul-de-sacs in Beverley. Accessed off, and set back from Molescroft Road, the property is in a fabulous location which still has the benefit of an attractive walk into Beverley town centre, which lies relatively close by. Surrounded by properties of similar architectural merit, this established and leafy location lies in the most sought after Molescroft area of Beverley and set just off a central green.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

6' x 3'1" (1.83m x 0.94m)
Modern composite front door, quarry tiled floor and characterful oak glazed panelled door opening into the entrance hall.

ENTRANCE HALL

20'1" x 6' (6.12m x 1.83m)
A wide and welcoming entrance hall having stairs to the first floor accommodation with hardwood balustrade and cupboard under the stairs.

CLOAKS/W.C.

6'10" x 4'9" (2.08m x 1.45m)
Brand new modern two piece sanitary suite comprising vanity unit with w.c. and semi-recessed hand wash basin. Window to the rear elevation.

LIVING ROOM

18' x 13'11" (5.49m x 4.24m)
An attractive dual aspect room with windows to the side overlooking the garden and a floor to ceiling window to the front elevation. A wood burning stove sits in a brick fireplace with oak mantel above.

DINING KITCHEN

23'8" x 13'11" (7.23m x 4.25m)
A fabulous open plan dining kitchen offering a generous range of wall and base storage units with complementing work surfaces and ceramic tile splashbacks, inset one and a half bowl sink and drainer, five ring Range with induction hob, double oven and extractor over, space and plumbing for dishwasher, washing machine and fridge freezer, windows to both front and rear aspects and pantry which is shelved out for storage with window to the rear elevation.

FIRST FLOOR

LANDING

Window to the rear elevation, shelved out airing cupboard.

BEDROOM 1

16'7" x 13'11" (5.08m x 4.25m)
An extensive range of modern fitted wardrobes and two windows to the front elevation. Access to a roof void.

ROOF VOID

23'9" x 7'4" (7.24m x 2.24m)
A very useful space which could be extended into, subject to the necessary permissions, with window to the rear elevation.

EN-SUITE

13'11" x 6'3" (4.25m x 1.93m)
Modern three piece sanitary suite comprising vanity unit with back to the wall w.c. and semi-recessed hand wash basin, walk-in shower cubicle with tiled splashbacks, two windows to the rear elevation and heated towel rail.

BEDROOM 2

13'10" x 8'9" (4.22m x 2.67m)
Window to the side elevation.

BEDROOM 3

8'9" x 10'4" (2.67m x 3.15m)
Window to the side elevation.

BATHROOM

8'3" x 5'11" (2.53m x 1.82m)
A modern and recently fitted bathroom with a three piece sanitary suite comprising corner shower enclosure, panelled bath, pedestal hand wash basin, heated towel rail and window to the front elevation.

OUTSIDE

GARAGE

15'4 x 9'1 (4.67m x 2.77m)
Integral to the property and with electric up-and-over vehicular door, window to the side elevation and courtesy door providing access to the rear lobby adjacent to the kitchen and a built-in coal house opposite housing the modern gas boiler.

GARDENS

The property is set back from Longcroft Park with a generous area of lawned garden to the front. Surrounded by wide and well stocked flower borders, the boundary fencing has all been replaced to ensure the garden is 'dog friendly'. A brick sett drive leads through double timber gates and up to the integral garage. Gardens surround the property on four sides with a generously sized and mature garden lying to the side of the property. The mature trees have recently been lopped to create a greater amount of light in the garden. Accessed down a number of steps, the garden is largely lawned and surrounded by mature shrubs and trees. Within the garden is a summer house.

To the rear Western aspect of the property is an original brick built air raid shelter which has been used in the past as a workshop and store. To one side is a greenhouse.

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 double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band G.

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 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

EPC RATING

For full details of the EPC rating of this property please contact our office.



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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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.