





The Property Specialists

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1 Northfield Road, Molescroft, Beverley HU17 7HN
£240,000

- Semi-detached bungalow over 750 square feet.
- 2 double bedrooms.
- 19'8" living room.
- Modern kitchen and bathroom.
- Attractive plot.
- Gardens to front and rear.
- Ample off street car parking.
- Attached single garage.
- Good local facilities close by.
- Council Tax Band: C EPC Rating: C

A very nicely presented two bedroomed semi-detached bungalow which offers over 750 square feet of accommodation having two good sized double bedrooms along with 20 foot living room, modern kitchen and bathroom.

The plot is a good size having front gravelled garden with attractive rear lawn and brick set seating area, the whole of which is complimented by the good off street car parking and attached single garage.

There are a good range of local facilities close by including shops, Post Office and doctor's surgery.

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVCu sealed unit double glazed door. Built-in cloaks cupboard and radiator.

LIVING ROOM

19'8" x 11'0" (5.99m x 3.35m)
Painted timber fireplace with polished stone inset and hearth. PVCu sealed unit double glazed window and radiator.

KITCHEN

12'0" x 9'3" (3.66m x 2.82m)
Modern timber effect units with roll edge work surfaces incorporating a four ring gas hob. Single drainer sink unit, PVCu sealed unit double glazed window, door to outside and radiator.

BEDROOM 1

16'4" x 10'0" (4.98m x 3.05m)
A very well appointed room with extensive fitted wardrobes with drawers along with built-in cupboard. PVCu sealed unit double glazed window and radiator.

BEDROOM 2

11'0" x 9'4" (3.35m x 2.84m)
A good size second double bedroom with PVCu sealed unit double glazed window and radiator.

BATHROOM

7'8" x 5'5" (2.34m x 1.65m)
Modern suite comprising panelled bath with shower over, half pedestal wash basin and low level w.c. Tiled walls, timber effect flooring, PVCu sealed unit double glazed window and radiator.

LOFT SPACE

Carpeted loft space accessed via loft ladder from entrance hall (as no current Building Regulations are in place for this area it can only be classed as loft space).

OUTSIDE

To the front of the property is an easily maintained gravel garden along with good sized side brick set driveway.

The rear garden is laid mainly to lawn with planting and flower beds along with a good sized brick set seating area.

GARAGE

17'4" x 9'0" (5.28m x 2.74m)
Up and over door with light, power and water laid on, wash basin, plumbing for automatic washing machine, gas fired central heating boiler and personal access door to rear.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

TENURE

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

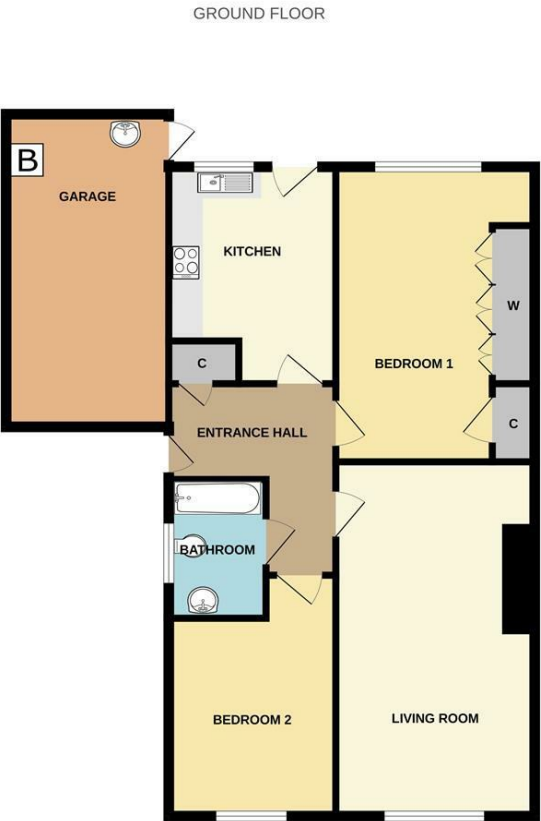
VIEWING

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 services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Metagix ©2025