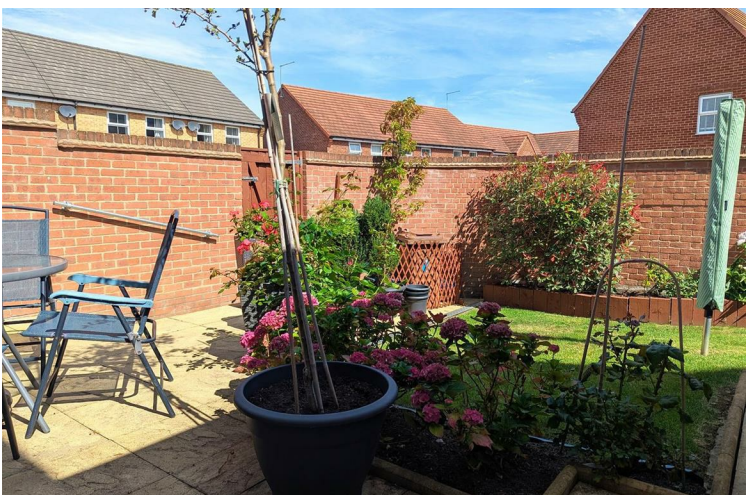






The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
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8 Foxglove Way, Beverley HU17 7SQ
Offers in the region of £330,000

- Gorgeous extended detached home
- corner plot position
- Parking and garage
- Private enclosed rear garden
- Attractive garden room
- Two recs / Three beds / Two baths
- EPC Rating: B
- Council Tax Band: D
- NHBC guarantee, 1 year remaining

An immaculately presented and well laid out extended three bedroomed detached house situated on this highly regarded development in Molescroft. Having had the addition of a fabulous garden room the property now offers two reception rooms in addition to a well proportioned dining kitchen. To the first floor the master bedroom has an en-suite shower room and there are two further bedrooms as well as a smart house bathroom. Unlike many of the neighbouring properties the garage is attached to the house with the driveway immediately in front. The gardens are well tended, the rear being very private and enclosed by a 6' wall.

LOCATION

The property is situated on a corner plot on Foxglove Way which lies off Mulberry Avenue on the northern side of Beverley. Situated in the highly regarded Molescroft area and lying just off Malton Road, the property is in an ideal position not only to access the broad array of amenities which are an attractive walk away down New Walk/North Bar Without, there is also easy access onto the major road network.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

3'0" x 6'4" (0.91m x 1.93m)
With a modern composite front door with spyhole and glass panels above. Laminate flooring and stairs to the first floor accommodation.

CLOAKROOM

4'9" x 3'0" (1.45m x 0.91m)
With a two piece sanitary suite comprising close coupled w.c., wall hung hand wash basin and a continuation of the laminate flooring from the entrance hall.

LIVING ROOM

17'11" x 10'7" (5.46m x 3.23m)
A well proportioned room with window to front elevation and French doors to the rear opening into the garden room. The focal point of the room is a marble fireplace housing electric fire.

GARDEN ROOM

11'0" x 10'0" (3.35m x 3.05m)
An extension to the rear of the property with vaulted ceiling, engineered oak flooring and French doors opening onto the garden.

DINING KITCHEN

17'10" x 9'6" (5.44m x 2.90m)
Offering a range of wall and base storage units with gloss white fronts and laminate work surfaces. Stainless steel one and a half bowl sink and drainer. Four ring gas hob with extractor over. Integrated oven, grill, fridge freezer and dishwasher. Porcelain tiled floor. Windows to both front and rear aspects.

UTILITY ROOM

5'7" x 5'6" (1.70m x 1.68m)
With wall and base storage units to match those of the kitchen, one of the wall cabinets concealing the modern gas boiler and a base unit concealing the washing machine, storage cupboard under stairs. Composite door opens onto the rear garden.

FIRST FLOOR

LANDING

With storage cupboard housing the hot water tank. Window to rear elevation.

BEDROOM 1

12'5" to wardrobes x 10'1" (3.78m to wardrobes x 3.07m)
Having a range of fitted wardrobes and window to front elevation.

EN SUITE SHOWER ROOM

A three piece sanitary suite comprising close coupled w.c., pedestal hand wash basin and walk-in shower enclosure. Tiled walls and heated towel rail. Window to front elevation.

BEDROOM 2

11'4" x 9'9" (3.45m x 2.97m)
Built-in wardrobes and further cupboard. Window to front elevation.

BEDROOM 3

9'0" x 7'4" (2.74m x 2.24m)
Built-in wardrobes. Window to rear elevation.

BATHROOM

6'7" x 6'3" (2.01m x 1.91m)
With a three piece sanitary suite comprising panelled bath with electric shower over and glass screen. Pedestal hand wash basin, close coupled w.c, and laminate flooring.

OUTSIDE

The property has an attractive and well tended frontage which is largely lawned. A driveway is situated to the side of the property and leads up to the garage.

The rear garden is private courtesy of the arrangement of the neighbouring properties and also because of its walled perimeter. With a patio area the garden is mainly lawned with raised well tended flower beds. Gated access to one side.

GARAGE

With up and over door. Supplied with light and power and has the option for storage in the roof space.

SERVICES

All mains services are available or connected to the property. Note that there is a maintenance agreement for the whole of the development for the care of the communal areas. This agreement is currently with Firstport and is paid on a six monthly basis and is approximately £180.44 per annum for 2025. The agreement is subject to periodic reviews.

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).

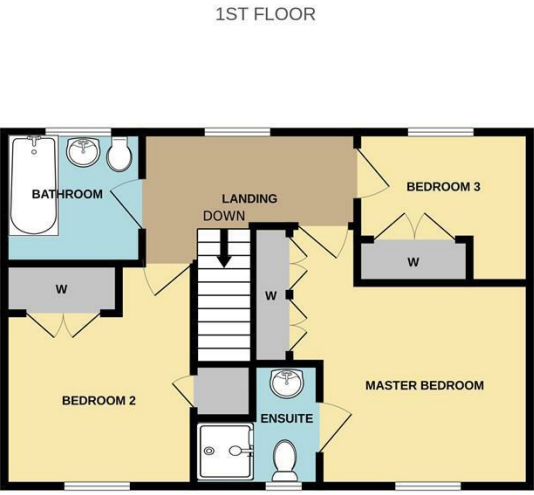
VIEWING

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.

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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