



The Property Specialists

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**5 Heathside, Beverley HU17 7SY**  
**Guide Price £495,000**



- Fabulous position overlooking park
- Head of small cul-de-sac
- Very generous sized garden
- No onward chain
- Constructed 2016
- Modern kitchen & bathrooms
- Double garage & parking
- Council Tax Band: E
- EPC Rating: B

Occupying one of the best plots on this much sought after modern development in Molescroft this superb family home not only overlooks the park to the front but also has a very generous sized garden to the rear.

Offered to the market with no onward chain this beautifully presented property was constructed in 2016 and remains in excellent condition. Benefitting from three reception rooms plus a stunning dining kitchen, the property boasts four good sized bedrooms, the master bedroom having an en-suite shower room with a further family bathroom and downstairs cloakroom. Spacious parking to the front is supplemented by the double garage and viewing is highly recommended.

LOCATION

The property is in a superb head of cul-de-sac location shared with just five properties and overlooking the park and amenity land in this much sought after modern development (2016) situated at the north side of Molescroft. Accessed off Mulberry Avenue the property lies just off the A1035 Beverley's northern bypass and lies just 1.1 miles from Beverley town centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Modern composite front door with obscured glass panel and inset spyhole opening into a wide and welcoming entrance hall with large scale grey porcelain tiled floor which flows through into the dining kitchen.

CLOAKROOM

6'6" x 3'5" (1.98m x 1.04m)  
Modern two piece sanitary suite comprising close coupled w.c. and pedestal hand wash basin. Continuation of the large scale porcelain tiled floor. Window to front elevation.

LIVING ROOM

13'6" x 13'7" (4.11m x 4.14m)  
A very well proportioned room with French doors opening onto a patio seating area with windows either side.

SITTING ROOM

10'7" into bay x 11'1" (3.23m into bay x 3.38m)  
A further well proportioned reception room with bay window to the front elevation.

STUDY / FAMILY ROOM

11'9" x 8'1" (3.58m x 2.46m)  
Window to front elevation.

DINING KITCHEN

16'7" x 11'1" (5.05m x 3.38m)  
Stunning dining kitchen with a generous range of wall and base storage units with contemporary grey gloss fronted storage units and complementing dark grey work surfaces and matching upstand. Inset one and a half bowl stainless steel sink and drainer. Five ring stainless steel gas hob with matching splashback and canopy extractor over. Integrated double oven and grill, dishwasher, fridge and freezer. Space and plumbing for washing machine. Window to rear elevation. Storage cupboard understairs. Composite door with obscured glass panel leading out onto the rear garden.

FIRST FLOOR

LANDING

Cupboard housing the pressurised hot water cylinder. Window to rear elevation.

BEDROOM 1

15'1" x 11'1" (4.60m x 3.38m)  
Window to front elevation.

EN-SUITE SHOWER ROOM

Three piece sanitary suite comprising close coupled w.c., pedestal hand wash basin and double walk-in shower enclosure. Partially tiled walls and porcelain tiled floor. Window to front elevation.

BEDROOM 2

11'4" x 11'4" (3.45m x 3.45m)  
Window to front elevation.

BEDROOM 3

11'2" x 10'1" (3.40m x 3.07m)  
Window to rear elevation.

BEDROOM 4

9'10" x 7'9" (3.00m x 2.36m)  
Window to rear elevation.

BATHROOM

Three piece sanitary suite comprising close coupled w.c., pedestal hand wash basin and panelled bath with separate shower valve over and glass screen. Partially tiled walls and porcelain tiled floor. Window to side elevation.

OUTSIDE

The property occupies the head of this small and exclusive cul-de-sac with an area of lawn to the front which is bordered by ornamental hedging. The property has the benefit of overlooking the amenity land and small park area of the development. Access can be gained down the side of the property through a timber gate to the rear garden.

The rear garden is a key feature of this property being one of the largest plots on the development. Largely lawned there is a flagged seating area adjacent to the living room and the garden has a fenced perimeter and a shed for storage.

To one side is a wide tarmac drive which leads up to the double garage which is attached to the house and has double electric up and over doors and is supplied with light and power.

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).

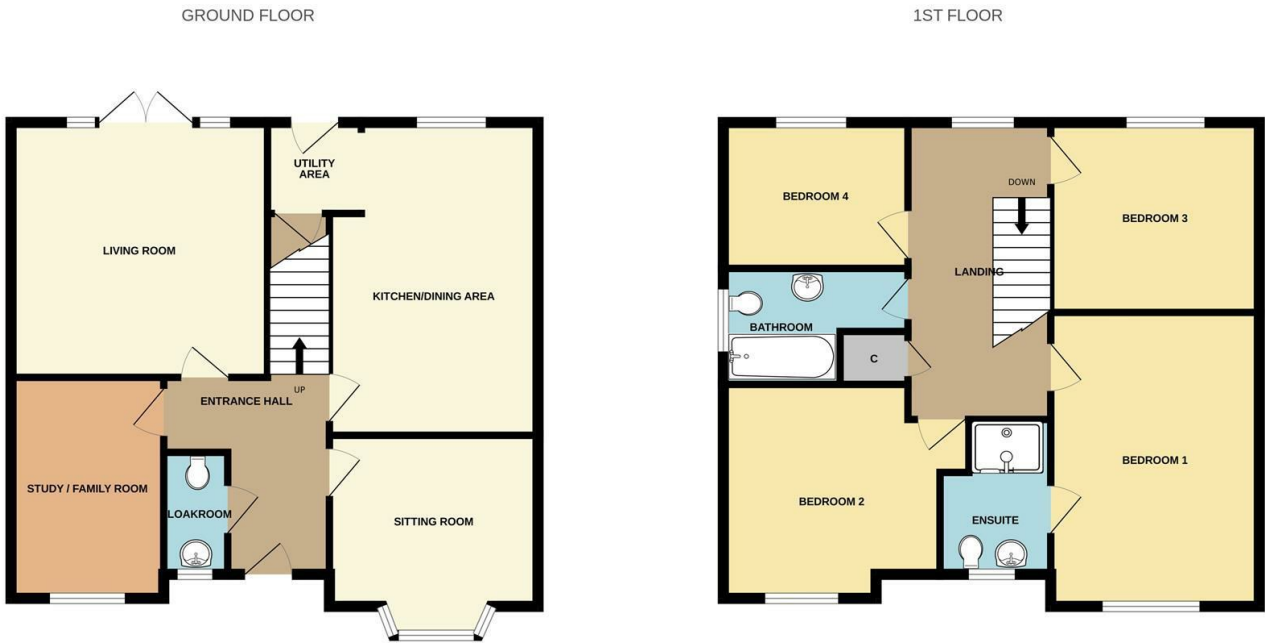
VIEWING

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](mailto:beverley@qandc.net)



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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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