



**Quick & Clarke**  
PROPERTY SPECIALISTS

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**38 Molescroft Road, Beverley HU17 7ED**  
**£575,000**

Beverley | Cottingham | Hornsea | Willerby

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- Four bedrooms
- Two reception rooms
- Beautiful open plan living dining kitchen
- Generous sized rear garden
- Parking for five cars
- Conveniently close to the town centre
- Very sought after area
- Retaining some characterful charm
- Council Tax Band: E
- EPC Rating: D

An immaculately presented and much-loved family home that has been thoughtfully extended and improved over the years. Arranged over three floors, the well-proportioned accommodation features four bedrooms, two reception rooms, and a spacious living-dining kitchen. The natural flow of the house continues seamlessly into the generous rear garden. Situated in arguably one of Beverley's most sought-after locations—perfectly placed for the town centre, excellent schools, and Westwood Pasture—viewing is highly recommended.

#### LOCATION

This property is superbly located on Molescroft Road, near Burton Road, in one of Beverley's most sought-after residential areas. A short, picturesque walk connects you directly to the town centre via New Walk, while the beautiful Westwood Pastures are easily accessible via nearby Norfolk Street or Gallows Lane. Ideally positioned for families, the home is exceptionally close to Longcroft School and sits within the coveted catchment area for the Ofsted 'Outstanding' Molescroft Primary School.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

With the original timber front door with stained glass panel and matching windows to either side. Herringbone laid floor covering and stairs to the first floor accommodation with storage cupboard under.

##### DOWNSTAIRS CLOAKROOM

Low level w.c. and vanity hand wash basin.

##### LIVING ROOM

14'7" into bay x 12'0" (4.45m into bay x 3.66m)  
Situated to the front of the property with walk-in bay window to the front elevation. A wood burning stove sits in a fireplace and there is a continuation of the herringbone floor from the entrance hall.

##### SITTING ROOM

17'2" to cupboards x 13'6" (5.23m to cupboards x 4.11m)  
A second reception room which is open plan into the dining kitchen and with a continuation of the herringbone flooring. A wood burning stove is set into fireplace with granite hearth. Feature circular window in alcove to one side and large utility cupboard with sliding doors and with space and plumbing for washing machine. Steps down into the dining kitchen.

##### DINING KITCHEN

20'4" x 16'11" (6.20m x 5.16m)  
A stunning dining kitchen which overlooks the rear garden and with bi-fold doors pulling back onto the porcelain tiled patio area. The kitchen offers an extensive range of wall and base storage units with a mixture of white and anthracite fronts with matching centre island, all with quartz work surfaces. Neff induction hob, inset sink and drainer, double Neff ovens with slide and hide fronts, integral fridge freezer and dishwasher (both 18 months old), cupboard concealing the modern gas boiler which is serviced annually, large scale porcelain tiled floors and window and door to the side elevation.

##### FIRST FLOOR

##### LANDING

##### BEDROOM 1

14'7" into bay x 12'0" (4.45m into bay x 3.66m)  
Walk-in bay window to front elevation with stained glass panels.

##### BEDROOM 2

13'6" x 11'5" (4.11m x 3.48m)  
Window to rear elevation with extensive views eastwards over the rooftops.

##### BEDROOM 3

8'6" x 6'11" (2.59m x 2.11m)  
Window to front elevation.

##### BATHROOM

9'10" x 8'3" (3.00m x 2.51m)  
With a stunning four piece sanitary suite comprising vanity hand wash basin, close coupled w.c., panelled bath and walk-in shower enclosure. Two windows to the rear elevation. Heated towel rail.

##### SECOND FLOOR

##### BEDROOM 4

13'8" x 10'6" (4.17m x 3.20m)  
Two Velux windows and further window to rear elevation and storage in eaves.

##### OUTSIDE

The property is set well back from the road with a hedge forming the front boundary behind which there is an area of lawn. An extensive gravelled drive provides parking for at least five cars. Timber gates provide access down the side of the property to the rear garden.

A standout feature of this property is the exceptionally generous rear garden, which is far larger than typically expected for a home of this type.

Accessed directly through the dining kitchen's bi-fold door there is an attractive porcelain-tiled patio. From here, a neat flowerbed and steps lead down to an extensive lawn. At the far end of the garden sits a versatile summerhouse, split roughly evenly between storage and seating space. Equipped with both power and lighting, this building offers numerous possibilities—whether as a garden office, a home gym, or its current setup as an entertaining space. French doors open out from the summerhouse onto a further gravelled seating area immediately to the front.

##### 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)



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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