staniford grays



9 Curlew Close, Beverley, HU17 7QN

Chain Free £340,000

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Beverley, HU17 7QN

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- DETACHED EXTENDED FOUR BEDROOM FAMILY HOME
- SPACIOUS LOUNGE
- OFF STREET PARKING FOR MULTIPLE VEHICLES AND GARAGE
- SPACIOUS KITCHEN DINER
- TWO DOUBLE BEDROOMS WITH ENSUITE SHOWER ROOMS
- SELF CONTAINED STUDY

Curlew Close, Molescroft, Beverley
A substantial extended detached family home occupying a generous corner plot in one of Beverley's most sought after residential areas.
Thoughtfully extended by the current owner to maximise every inch of the footprint, the property now offers exceptional space across four bedrooms, two of which benefit from their own ensuite shower rooms, ideal for families or guests requiring privacy.
At the heart of the home is a spacious kitchen diner, perfect for everyday family life and entertaining alike, complemented by a generous lounge and a study accessed from the rear garden, a real asset for those looking to work from home without distraction.
Outside, the corner plot position provides off street parking for multiple vehicles alongside a garage, with the extended layout giving the property a presence that stands apart from its neighbours.
Molescroft remains one of Beverley's most popular family addresses, well placed for local schooling, amenities and easy access to the local shopping parade and the town centre.
A rare opportunity to acquire a home that has already been improved to a high standard, simply move in and enjoy.

Get in touch, book your viewing today!



ACCOMMODATION COMPRISES

ENTRANCE HALL 15'4" x 6'0" (4.69m x 1.83m)
uPVC entrance door, luxury vinyl floor, pendant light fitting and a side aspect uPVC double glazed window.

CLOAK ROOM 4'5" x 2'11" (1.35m x 0.90m)
Wooden door with chrome handles, luxury vinyl floor, central ceiling light, front aspect uPVC double glazed privacy window, low flush WC and a corner wash hand basin.

LOUNGE 17'0" x 15'5" (5.20m x 4.70m)
Wooden door with chrome handles, carpeted floor, two front aspect uPVC double glazed windows and ceiling spotlights.

OFFICE 11'0" x 5'4" (3.36m x 1.64m)
uPVC double glazed door with glass panel, carpeted floor and ceiling spotlights.

STAIRCASE AND LANDING 8'6" x 6'3" (2.61m x 1.92m)
With a carpeted floor, side aspect uPVC double glazed window, wooden banister with spindles and a loft hatch.

PRINICIPAL BEDROOM 12'11" x 10'5" (3.96m x 3.18m)
Wooden door with chrome handles, carpeted floor and a pendant light fitting.

WALK IN WARDROBE 5'4" x 5'2" (1.65m x 1.58m)
Wooden door with chrome handles, vinyl floor, ceiling spotlights, front aspect uPVC double glazed window and fitted wardrobes.

ENSUITE SHOWER ROOM 6'8" x 5'3" (2.04m x 1.61m)
Wooden sliding door, tiled floor, ceiling spotlights, shower enclosure with mixer shower, low flush WC and a chrome towel radiator.

FAMILY BATHROOM 9'11" x 5'7" (3.04m x 1.71m)
Wooden door with chrome handles, tiled floor, ceiling spotlights, chrome towel radiator, splash back tiling, bath with mixer tap and shower over, low flush WC, wash hand basin with mixer tap and a wall mounted vanity unit.

BEDROOM TWO 10'4" x 8'8" (3.16m x 2.66m)
Wooden door with chrome handles, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window.





ENSUITE SHOWER ROOM 11'8" x 5'4" (3.58m x 1.64m)
Wooden door with chrome handles, vinyl floor and tiled floor, ceiling spotlights, fitted wardrobes, low flush WC, shower cubicle with electric shower, wash hand basin with wall mounted vanity unit, light tunnel and a chrome towel radiator.

BEDROOM THREE 8'9" x 6'3" (2.67m x 1.93m)
Wooden door with chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window and a fitted wardrobe.

BEDROOM FOUR 10'2" x 6'3" (3.11m x 1.93m)
Wooden door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and a fitted wardrobe.

GARDEN ROOM/SHED/BAR 10'4" x 9'6" (3.15m x 2.90m)
With power and light.

KITCHEN 16'10" x 11'9" (5.15m x 3.59m)
uPVC double glazed window, tiled floor, ceiling spotlights, two pendant light fittings, splash back tiles, one and half bowl drainer sink with mixer tap, peninsula work top, under stairs cupboard, a range of wall and base units. Integrated appliances include a four ring electric hob, electric eye level grill and oven, fridge freezer, washer and wine cooler.

GARAGE 18'8" x 9'0" (5.71m x 2.75m)
With power, light and wooden doors.

COUNCIL TAX:
We understand the current Council Tax Band to be D

SERVICES :
Mains water, gas, electricity and drainage are connected.

TENURE :
We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire
At Green & Green, we specialise in supporting homebuyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person’s unique situation.

PROPERTY PARTICULARS DISCLAIMER :
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

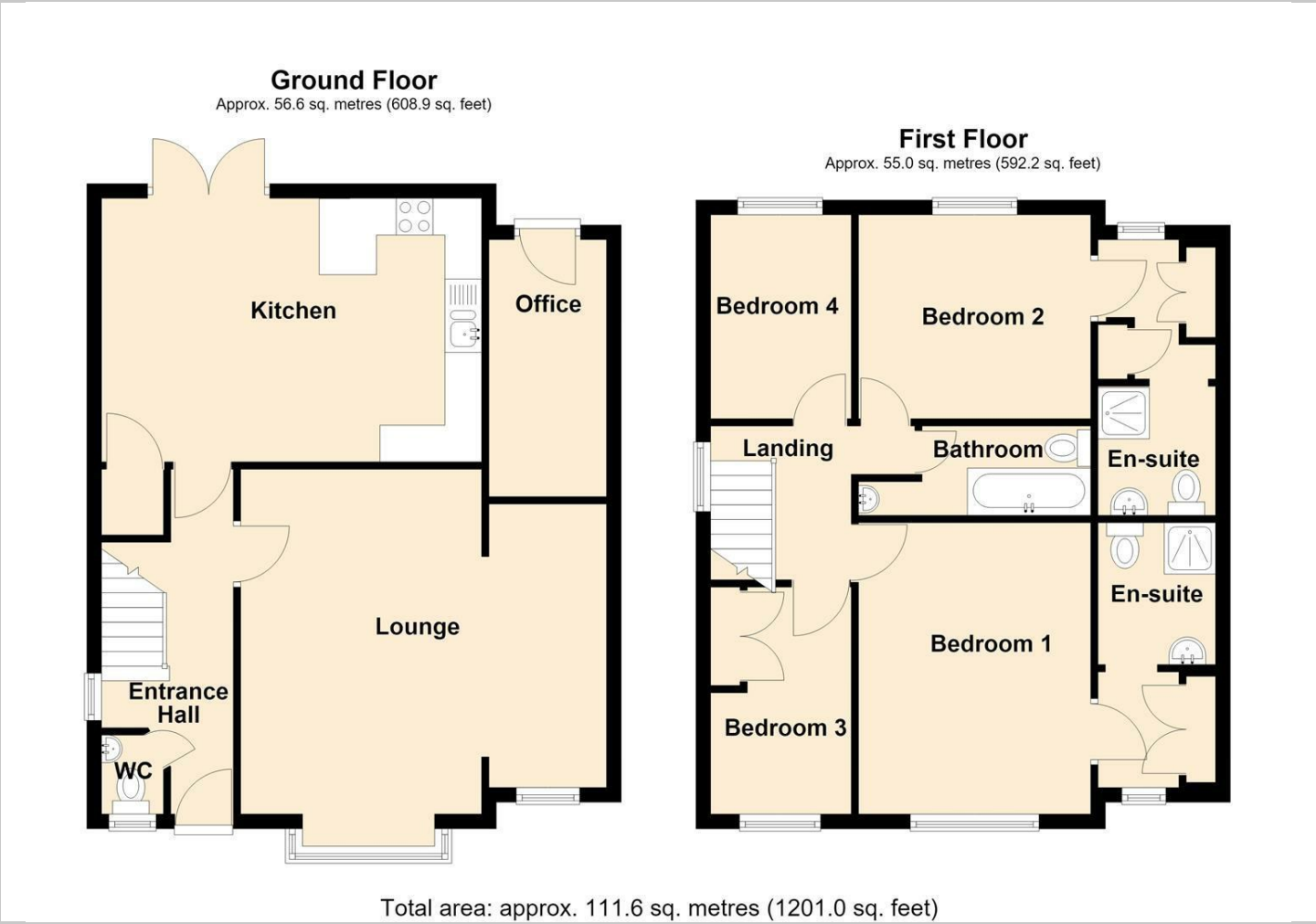
MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

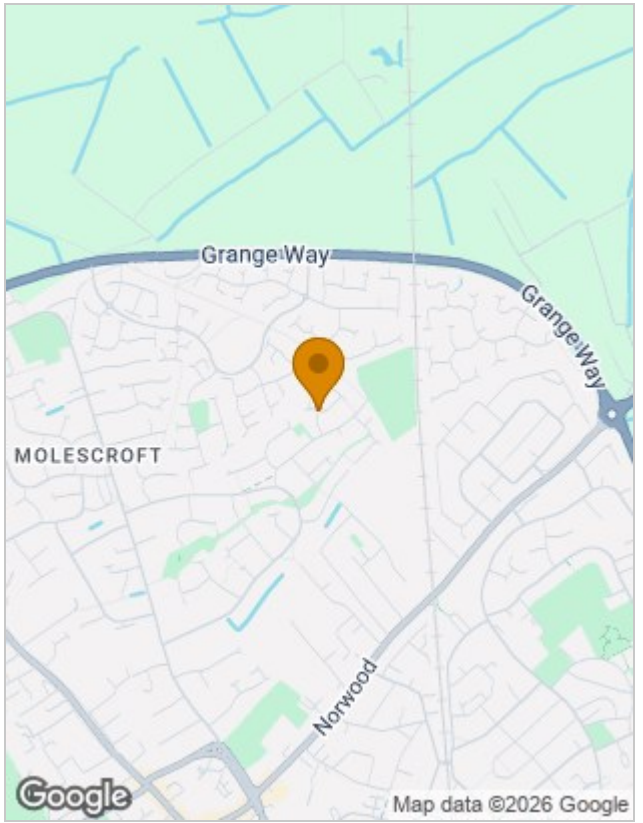
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.


NOBODY GETS OUT SOBER
NO
STUPID
PEOPLE

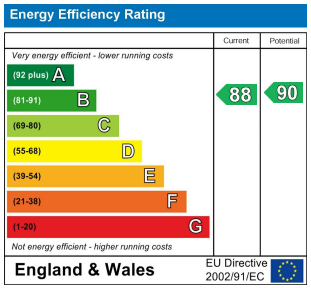
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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