

**staniford**  
grays



39 Molescroft Park, Beverley, HU17 7HY

£239,950





# 39 Molescroft Park

Beverley, HU17 7HY

- FABULOUS THREE BEDROOM FAMILY HOME
- OFF STREET PARKING
- OPEN PLAN LOUNGE DINER
- LOCATED IN A PRIME MOLESCROFT AREA
- GARAGE
- IDEAL FAMILY HOME

A Fantastic Family Home in the Heart of Molescroft.

Considerably improved and ready to move straight into, this cracking three bedroom semi detached family home ticks every box for growing families.

The standout feature is the generous open plan lounge diner, a bright, sociable space that flows effortlessly out to the rear garden through French doors. A fitted kitchen with utility cupboard keeps everything practical and organised, while a ground floor cloakroom adds that everyday convenience that families really value.

Upstairs, two double bedrooms and a good sized single are served by a family bathroom. Outside, you've got a garage plus off street parking.

Close to two highly regarded primary schools, a local shopping parade, parks and great bus routes, with Beverley town centre just a 15 minute walk away.

Get in touch and book your viewing today!



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## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 6'7" x 5'11" (2.01m x 1.81m)  
Wooden entrance door with fanlight, laminate floor, pendant light fitting, front aspect hardwood diamond window and a side aspect uPVC double glazed window.

**CLOAK ROOM/WC** 6'9" x 2'11" (2.08m x 0.90m)  
Wooden door with chrome handles, laminate floor, central ceiling light, low flush WC, wash hand basin with mixer tap, an extractor fan and a chrome towel radiator.

**LOUNGE / DINER** 27'0" x 13'7" (8.25m x 4.16m)  
Wooden door with chrome handles, laminate floor, two pendant light fittings, ceiling spotlights, front aspect uPVC double glazed bay window and uPVC French doors to the rear garden.

**KITCHEN** 9'3" x 8'3" (2.84m x 2.54m)  
Wooden door with chrome handles, laminate floor, central ceiling light, rear aspect uPVC double glazed window, hardwood rear door with glass panel, stainless steel drainer sink with mixer tap, splash back tiling, a range of wall and base units, integrated gas hob, electric oven, plumbing for a dishwasher. Utility cupboard with plumbing for a washing machine and space for a dryer with a side aspect uPVC double glazed window and an understairs cupboard.

**STAIRCASE AND LANDING** 7'6" x 5'11" (2.31m x 1.81m)  
Carpeted floor, pendant light fitting, side aspect uPVC double glazed window, oak banister with spindles and a loft hatch.

**BATHROOM** 6'10" x 5'5" (2.10m x 1.66m)  
Wooden door with chrome handles, tiled floor, central ceiling light, rear aspect uPVC privacy window, chrome towel radiator, splash back tiling, pedestal wash hand basin, low flush WC, bath with mixer tap and electric shower.

**BEDROOM ONE** 10'7" x 10'5" (3.23m x 3.19m)  
Wood door with chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window, built in cupboard and a wood panelled wall.



**BEDROOM TWO**

12'11"n x 9'5" (3.94m x 2.89m )

Wooden door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and a wood panelled wall.

**BEDROOM THREE**

9'10" x 6'11" (3m x 2.13m )

Wooden door with chrome handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.

**EXTERIOR**

To the front lawn with a concrete path and step to the front door. To the side a shared concrete and gravel driveway leading to the garage. To the rear lawn with wooden fence surround and gate.

**GARAGE**

Manual up and over door

**COUNCIL TAX:**

We understand the current Council Tax Band to be C

**SERVICES :**

Mains water, gas, electricity and drainage are connected.

**TENURE :**

We understand the Tenure of the property to be Freehold.

**MORTGAGE CLAUSE :**

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

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

**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**

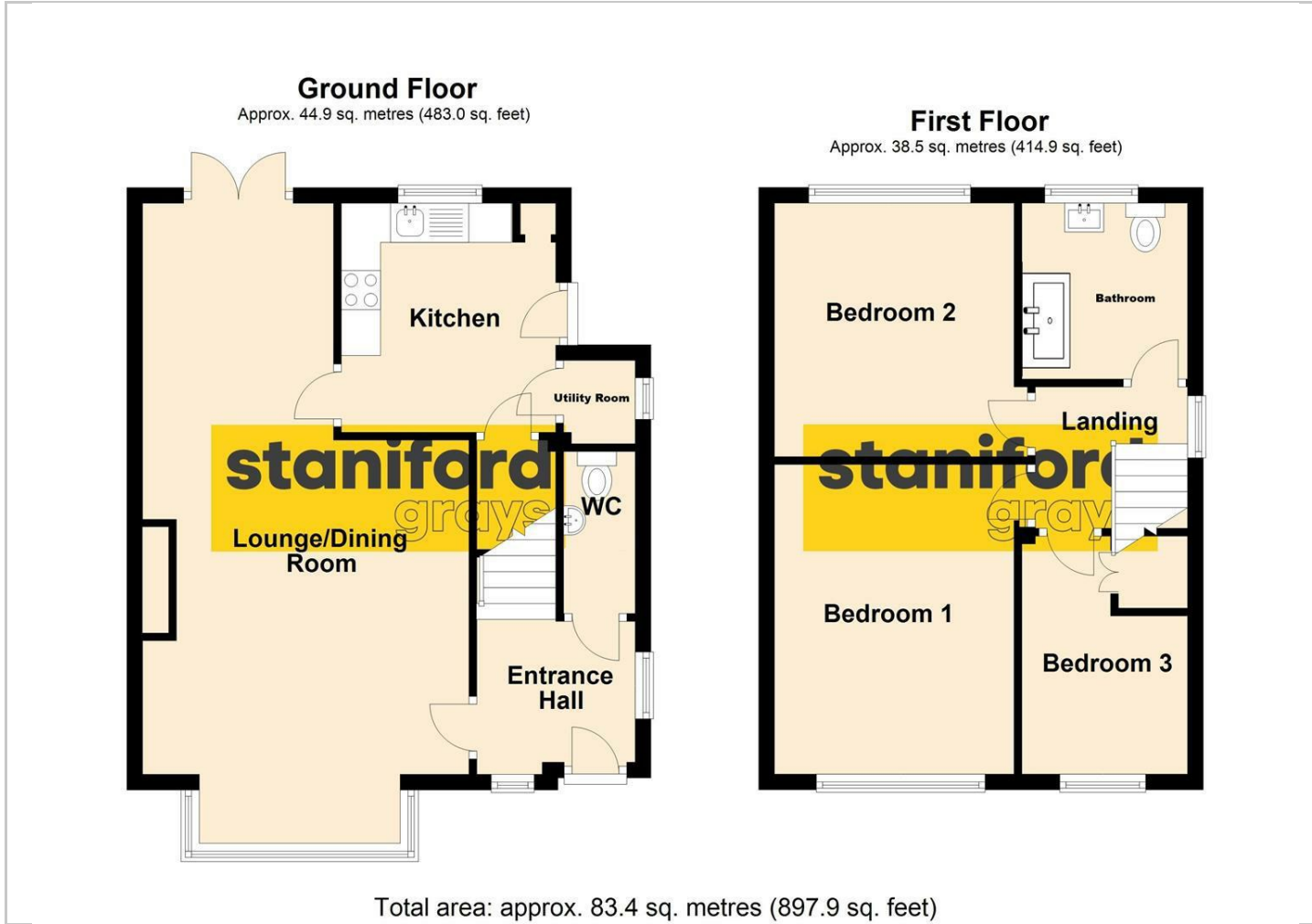
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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





## Floor Plans



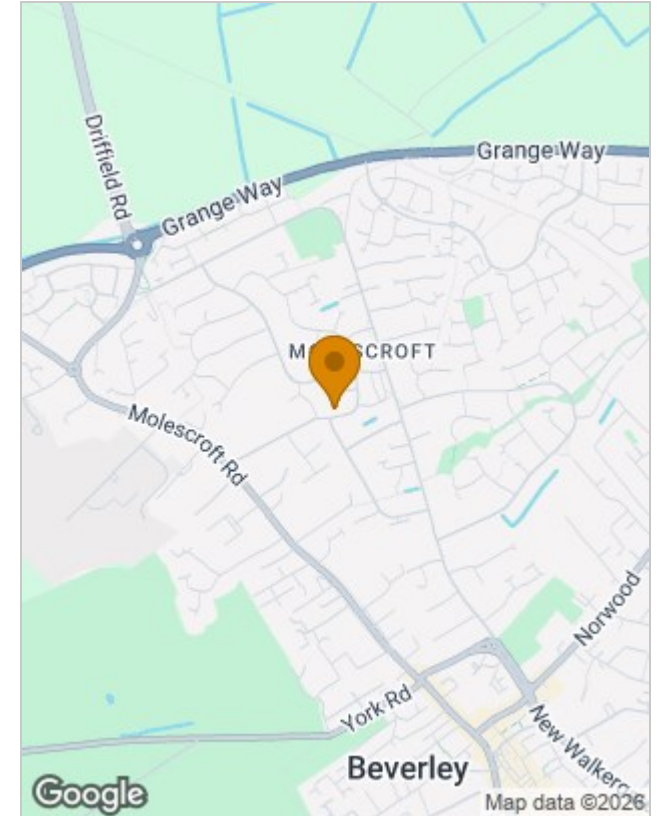
## Viewing

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.

18 North Bar Within, Beverley, East Riding of Yorkshire,  
Tel: 01482 866304 Email: bevsales@stanifords.com

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	