



**Quick & Clarke**  
PROPERTY SPECIALISTS

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**3 Molescroft Drive, Beverley HU17 7JH**  
**£295,000**

Beverley | Cottingham | Hornsea | Willerby

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- Two reception rooms plus conservatory
- Three bedrooms
- Close to Molescroft Primary School and local amenities
- No onward chain and move in condition
- Modern kitchen and bathroom
- Downstairs cloakroom
- Off street parking and well tended gardens
- Fitted shutters to most windows
- EPC Rating: D
- Council Tax Band: C

An immaculately presented traditional family home, situated in one of Beverley's most sought-after locations. Offered to the market with no onward chain, the property provides flexible living space across two reception rooms and a conservatory, complemented by a recently updated modern kitchen and bathroom. The first floor comprises two double bedrooms with fitted wardrobes and a generously sized single. Complete with a ground-floor cloakroom and off-street parking, viewing is highly recommended.

#### LOCATION

The property is located on Molescroft Drive which runs between St Leonards Road, close to Molescroft Primary School through to Hill Crest Drive in what is locally called Old Molescroft. This superb position is conveniently close to the local amenities on Woodhall Way and is well served by the local schools - Molescroft Primary School and Longcroft Secondary School.

#### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

14'1" x 5'11" (4.29m x 1.80m)

A wide and welcoming entrance hall with windows to two aspects. Modern composite front door with ornate obscured glass panels and windows to either side. Attractive oak style laminate flooring and stairs to first floor accommodation with cloakroom under.

##### CLOAKROOM

Two piece sanitary suite comprising corner w.c. and wall hung hand wash basin.

#### LIVING ROOM

12'3" x 13'2" into bay (3.73m x 4.01m into bay)

A beautiful light and bright room with walk-in bay window with modern shutters to the front elevation. Wood burning stove set in an ornate fireplace with a white painted surround and cupboard in alcove to one side.

#### SITTING ROOM

12'9" x 10'10" (3.89m x 3.30m)

A further well proportioned sitting room allowing the flexibility of layout and currently used as a dining room. Wood burning stove set on slate hearth with oak mantle above and continuation of the oak style laminate flooring from the entrance hall. Door through to conservatory.

#### CONSERVATORY

12'11" x 10'5" (3.94m x 3.18m)

A beautiful extension to the rear of the property with a continuation of the oak style laminate flooring and French doors leading out onto the garden.

#### KITCHEN

13'9" x 7'4" (4.19m x 2.24m)

An extensive range of wall and base storage units in modern grey gloss fronts and complementing laminate work surfaces. Four ring electric hob with canopy extractor over. Porcelain one and a half bowl sink and drainer, integrated dishwasher, fridge and freezer. Cupboard housing the gas boiler. Window to the side and rear aspects and door leading out onto the rear garden.

#### FIRST FLOOR

##### LANDING

Window to the side aspect and conveniently large access to the loft with pull-down ladder.

##### BEDROOM 1

14'2" x 8'11" to wardrobes (4.32m x 2.72m to wardrobes)

An extensive range of fitted wardrobes with mirrored fronts and walk-in bay window to the front elevation with modern shutters.

##### BEDROOM 2

11'11" x 8'11" to wardrobes (3.63m x 2.72m to wardrobes)

A range of fitted wardrobes with mirrored fronts. Window to rear elevation with modern shutters.

##### BEDROOM 3

7'5" x 7'5" (2.26m x 2.26m)

A well proportioned bedroom with window to front elevation with modern fitted shutters.

#### BATHROOM

8'1" x 7'3" (2.46m x 2.21m)

Four piece sanitary suite comprising whirlpool type bath, corner shower enclosure with remote Aqualisa control, vanity unit with semi-recessed hand wash basin and back to the unit w.c. Fully tiled walls and dual aspect having windows to both rear and side elevations.

#### OUTSIDE

To the front of the property is a brick sett driveway which provides parking for two cars and with a mature hedge forming the front boundary. The shared driveway continues down the side of the property to a timber gate offering access to the rear garden.

The rear garden has a patio area adjacent to the kitchen which leads out onto a largely lawned garden with a further seating area to the rear corner which is perfectly positioned for the afternoon and evening sun. The garden has a fenced perimeter and there is also a shed for storage.

#### 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, stairs 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 treated as such for 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. Made with Metropix (2020)