

512 Holderness Road, Hull, East Yorkshire HU9 3DS

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Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

VALIDATION CERTIFICATE

The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 requires estate agents to ensure that the particulars are true and accurate. If the draft particulars are inaccurate in any way, please return them with any necessary amendments. If any of the information in the particulars changes in the future, it is important that you notify us.

Please return this confirmation in the stamped addressed envelope as soon as possible, as we will not be able to market your property until we receive this form back, signed by you.

NAME AND ADDRESS OF OWNER(S)

Mrs Kay Anderson

3, Merchants Drive, Cottingham, East Yorkshire, HU16 5AQ

PROPERTY ADDRESS

78 Molescroft Park

Beverley

East Yorkshire

HU17 7HY

OWNER'S CONFIRMATION

1. I/we confirm the particulars are a true and accurate representation of the property, and the estate agent will be notified of any changes.
2. I/we confirm the estate agents will be notified of the removal of any fixtures and fittings mentioned in the particulars.

SIGNED:

DATE:

15th September 2026





78 Molescroft Park, Beverley, East Yorkshire, HU17 7HY

- Three Bedroom Semi Detached House
- Priced to Allow for Updating and Improvements
- Entrance Hall with Stairs off
- Kitchen with Side Porch
- Garden Areas
- Located on Molescroft Park
- Early Viewing Advised - No Forward Chain
- Lounge and Dining Room
- Three Bedrooms and Shower Room
- Shared Driveway to Single Garage

Offers Over £200,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

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78 Molescroft Park, Beverley, East Yorkshire, HU17 7HY

Three bedroom semi detached family house. Located on Molescroft Park which lies off Saint Leonard's Road. Now ready for a scheme of updating and improvements this well maintained property comprises:- Entrance hall with stairs off, lounge, dining room, kitchen and a side porch. On the first floor there are three bedrooms and a shower room. Low maintenance garden areas to the front and rear. Shared driveway leading to a single garage. Gas fired central heating system and majority double glazing. Viewing via Leoadrds.

Location

Located off Saint Leonard's Road and Woodhall Way the property is well placed for amenities nearby including a small parade of shops, primary school and medical centre. Situated within close proximity of Beverley town centre and the Flemingate development. Beverley is an extremely popular Historic Market Town with a wide range of facilities and special attractions including the Minster, the Westwood and Beverley Racecourse. The town is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull. Boasting several good quality restaurants and bars and a private golf club situated on the Westwood. Beverley lies approximately ten miles to the north of the City of Hull and approximately thirty miles south-east of York and is ideally located for access to the coast and the motorway network. There is a train station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough.

Entrance Hall

Main front entrance door provides access into the property. Feature single glazed window to the front elevation. Window to the side elevation. Radiator. Stairs leading off to the first floor accommodation.

Lounge

4.29m x 4.17m (14' 1" x 13' 8")

Window to the front elevation. Coal effect electric fire with a tiled hearth. Radiator.

Dining Room

2.86m x 2.42m (9' 5" x 7' 11")

Window to the rear elevation. Radiator.

Kitchen

2.85m x 2.54m (9' 4" x 8' 4")

Fitted with a range of base and wall units. Work surfaces with sink unit. Space for appliances. Window to the rear elevation. Under stairs cupboard. Part tiled walls.

Side Porch

2.22m x 1.01m (7' 4" x 3' 4")

Window to the side elevation. Part tiled walls. Rear entrance door.

Landing

Window to the side elevation. Access to roof void.

Bedroom One

3.95m x 2.91m (12' 11" x 9' 6")

Window to the front elevation. Radiator.

Bedroom Two

3.24m x 2.91m (10' 7" x 9' 6")

Window to the rear elevation. Radiator. Cupboard with radiator. Further small cupboard.

Bedroom Three

3.03m x 2.12m (9' 11" x 7')

Measurements include doorway and bulkhead. Window to the front elevation. Cupboard with Worcester gas fired central heating boiler. Radiator.

Shower Room

1.66m x 2.09m (5' 5" x 6' 10")

Suite of shower cubicle with mains shower. Vanity unit with basin. WC. Tiling to the walls. Radiator. Window to the rear elevation.

Outside

The property has low maintenance garden areas to the front and rear. A shared side driveway provides access to the rear garden area and garage.

Garage

5.04m x 2.61m (16' 7" x 8' 7")

Up and over door front access door. Side door. Windows to side and rear.



Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

Energy Performance Certificate

The current energy rating on the property is pending.

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number MOL074078000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive.

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested. For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

The tenure of this property is currently unregistered at the land registry but believed to be Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777



DRAFT

1. The Money Laundering and Terrorist Financing (Amendment) Regulations 2026 (as amended). Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell, buy, rent or let a property. We will conduct these checks in accordance with the current HMRC guidelines: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property

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