



**Quick & Clarke**  
PROPERTY SPECIALISTS

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**33 Church Road, Beverley HU17 7EN**  
**Offers in the region of £715,000**

- Four bedrooms / three bathrooms / two reception rooms
- Prime Molescroft location
- Flexibility of living space
- Generous sized gardens with southerly facing landscaped sun trap
- Extensive parking and car port
- Attractively presented throughout
- Beautiful design with a light and bright ambience
- Council Tax Band: G
- EPC Rating: D

A distinctive and individually designed detached family house that offers great flexibility of living space and character. Constructed in the 1930's and occupying a generous sized plot, the property is located in one of Beverley's most enviable positions and has a southerly facing aspect to the rear. Arranged over three floors the property offers four double bedrooms with three bathrooms, two reception rooms and a modern fitted kitchen. Situated on a generous sized plot and having the benefit of a landscaped and southerly facing patio/barbeque area to the rear viewing of this property is highly recommended.

#### LOCATION

The property is located on the northern edge of Molescroft, possibly one of the most sought after areas of Beverley lying to the north of the town centre and with excellent transport links both into and out of Beverley. Church Road forms a cul-de-sac and the property is located on the south side of the road offering a very enviable aspect to the landscaped rear garden.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

17'10" x 6'10" (5.44m x 2.08m)  
Attractive hardwood timber door. Window to side elevation. Stairs to the first floor accommodation with storage cloak cupboard to one side.

##### LIVING ROOM

15'11" x 14'9" (4.85m x 4.50m)  
A very well proportioned room. Dual aspect having large walk-in bay window to the front elevation and further window to the side elevation. A gas stove is set in an attractive fireplace.

##### DINING ROOM / SITTING ROOM

16'2" x 12'9" (4.93m x 3.89m)  
Offering flexibility of use and with window to the southerly aspect. Built-in original cupboards and a uPVC glass panelled door providing access to the barbeque/patio area of the rear garden.

##### BREAKFAST KITCHEN

17'2" x 11'10" reducing to 10'3" (5.23m x 3.61m reducing to 3.12m)  
A very attractive kitchen offering a generous range of wall and base storage units with contemporary light grey fronts and contrasting quartz work surfaces and ceramic tiled splashbacks. Double porcelain Belfast sink. Four ring stainless steel gas hob with matching extractor over, integrated oven and grill. Space and plumbing for dishwasher. Porcelain tiled floor and two windows to the rear elevation.

##### UTILITY ROOM

11'6" x 7'6" (3.51m x 2.29m)  
An extensive range of storage cupboards including larder, wall and base units and further cupboard under the stairs. Quartz work surfaces. Stainless steel sink and drainer. Space and plumbing for washing machine and tumble dryer.

##### DOWNSTAIRS CLOAKS

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

##### FIRST FLOOR

##### BEDROOM 1

16'0" x 14'9" (4.88m x 4.50m)  
A dual aspect room with two windows to the front elevation and further window to side elevation.

##### BEDROOM 2

17'4" x 11'10" (5.28m x 3.61m)  
Dual aspect room. Two windows to the rear elevation and window to side elevation. Built-in wardrobe.

##### BEDROOM 3

12'9" x 10'7" (3.89m x 3.23m)  
Window to rear elevation. Built-in wardrobe.

##### BATHROOM

11'2" x 6'9" (3.40m x 2.06m)  
Five piece sanitary suite comprising vanity unit with back to the unit bidet, w.c. and inset sink and panelled bath. Tiled walls. Window to both front and side aspect.

##### SHOWER ROOM

7'1" x 6'1" (2.16m x 1.85m)  
Modern three piece sanitary suite comprising vanity hand wash basin, back to the unit w.c. and double shower enclosure. Partially tiled walls and tiled floor. Chrome heated towel rail.

##### SECOND FLOOR

##### GUEST BEDROOM

25'5" x 9'4" (7.75m x 2.84m)  
Window to front elevation.

##### BATHROOM

8'3" x 6'7" (2.51m x 2.01m)  
Three piece sanitary suite comprising panelled bath, vanity unit with back to the unit w.c. and hand wash basin. Fully tiled walls and floor. Chrome heated towel rail. Window to rear elevation.

##### OUTSIDE

The property is approached through vehicular gates onto a brick sett drive which leads down to the property and a double carport. Offering extensive parking there is room for the construction of a garage if required.

The front garden is the largest portion of the plot. With a myriad of mature shrubs and trees to the front, the house has a good level of privacy being screened from the road. In front of the house there is a lawn and the whole area could be developed to create a much larger more ornamental garden or area of lawn for a growing family.

The rear garden has been landscaped and having a southerly aspect is a real sun trap. Wrapping around the side and the rear of the property there is a large area of patio which provides many options for the seating and BBQ arrangement.

##### 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)



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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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.