



Molescroft Road, Beverley HU17 7EG

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This characterful 1930s detached residence presents a rare and exciting opportunity for buyers seeking a home they can truly make their own. Lovingly occupied and carefully maintained by the same owners for the past 38 years, the property remains largely untouched, offering a blank canvas brimming with potential.

From the roadside, the property offers a subtle and unassuming first impression, thoughtfully positioned side-on to enhance privacy. However, as you approach, its true scale and presence begin to unfold. Set within a generous and well-balanced plot, the home enjoys a wonderful sense of space, creating an ideal backdrop for those looking to extend, remodel, or fully modernise (subject to the necessary consents).

Internally, the property offers a flexible layout that can be enjoyed as it stands or reimaged entirely to suit contemporary living. With four well-proportioned bedrooms and ample living space, this is a house designed to grow into, a place where long-term memories are made. Whether you're looking to sympathetically restore its original charm or create a striking modern family home, this is a unique chance to secure a substantial property in one of Beverley's most sought-after locations.

A home with this much potential, in such a desirable setting, is rarely available and once transformed, it's easy to see why you may never want to leave.





Entrance Hall

Wooden front entrance door with stained glass windows, coving, Parquet flooring, radiator and stairs ascending to the first floor landing.

Lounge

UPVC double-glazed window to the front aspect and Box bay window to the rear aspect, coving, picture rail, feature fireplace, TV point and power points.

Reception Room 2

UPVC double-glazed bay window to the front aspect, coving, picture rail, radiator, feature fireplace and power points.

Garden Room

UPVC double-glazed doors opening to the side aspect, radiator and power points.

Dining Room

UPVC double-glazed window to the side aspect, picture rail, fitted cupboards and draws, radiator, power points, door to the pantry with shelving, cold slab and window to the side aspect.

Kitchen

UPVC double-glazed windows to the rear aspect, a range of wall and base units with roll top work surfaces and tiled splash backs, plumbed for dishwasher, sink and drainer unit, integrated fridge, electric oven, gas hob, extractor hood and power points.

Ground Floor Shower Room

UPVC double-glazed windows to the side and rear aspects, gas fire, a three piece suite comprising; a panel enclosed bath with mixer taps and shower over, low flush WC, wash hand basin with pedestal and radiator.

Rear Porch / Utility

Wooden glazed door to the rear aspect, shelving, boiler, power points, space for washing machine and dryer.

First Floor Landing

UPVC double-glazed window to the front aspect, picture rail, dado rail, telephone point and power points.

Bedroom 1

UPVC double-glazed window to the side aspect, picture rail, radiator and power points.



WC

UPVC double-glazed window to the rear aspect, dado rail, low flush WC and loft access.

Bedroom 2

UPVC double-glazed bay window to the front aspect, fitted wardrobes, radiator and power points.

Bedroom 3

UPVC double-glazed windows to the front and side aspects, picture rail, radiator and power points.

Bedroom 4

UPVC double-glazed window to the rear aspect, picture rail, radiator, fitted wardrobe and power points.

Bathroom

UPVC double-glazed window to the side aspect, low flush WC, bidet, wash hand basin with pedestal, shower cubicle with electric shower, fitted cupboards, heated towel rail and airing cupboard.

Garden

The property sits on an amazing plot of mainly laid to lawn garden with mature plant and shrub borders, patio area, outside tap and lights.

Garage

Detached garage with wooden opening doors.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

35 Molescroft Road, HU17

Approximate Gross Internal Floor Area = 165.4 sq m / 1781 sq ft

Garage Area = 17.5 sq m / 189 sq ft

Total Area = 182.9 sq m / 1970 sq ft

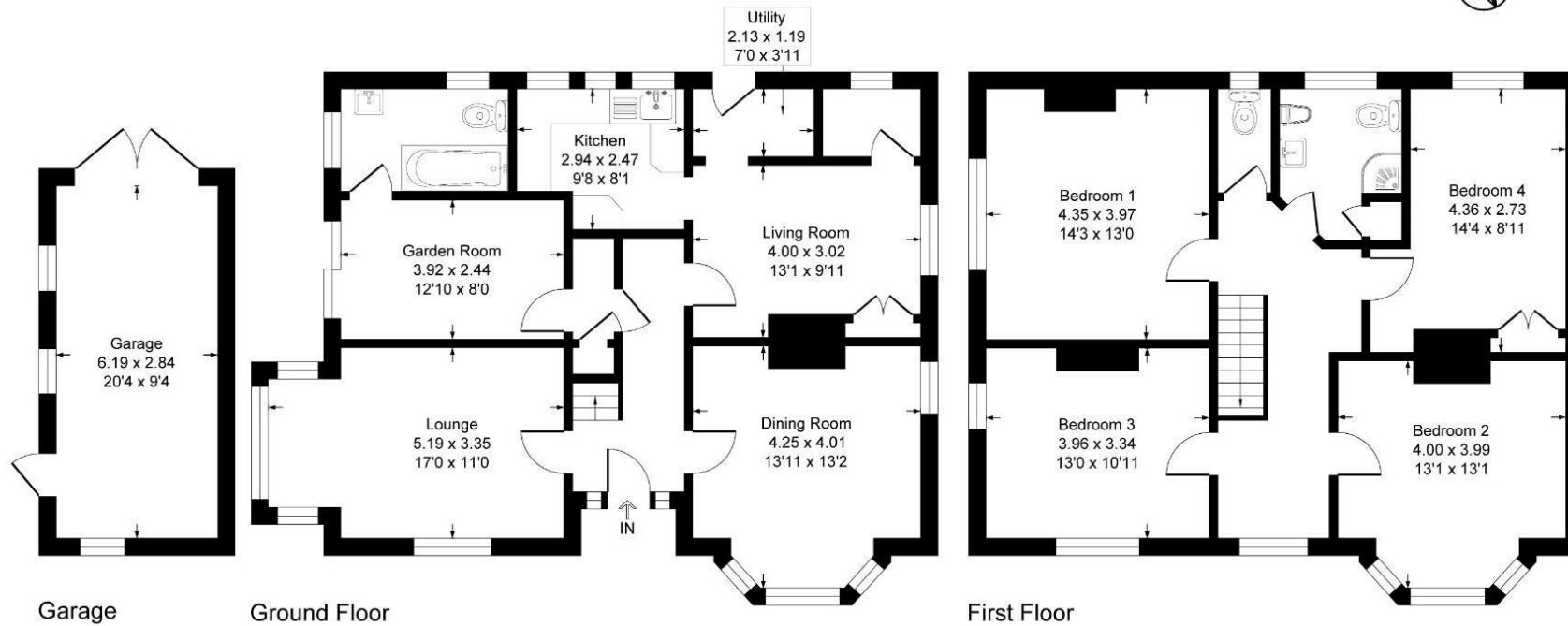


Illustration for identification purposes only, measurements are approximate, not to scale.

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

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Beverley -
01482 861411 <https://www.hunters.com>

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