



34 Foxglove Way, Beverley, HU17 7SQ

HUNTERS[®]
EXCLUSIVE

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Offers Over £625,000

DESCRIPTION

Situated on a quiet link road in the highly sought-after area of Molescroft, Beverley, this impressive five-bedroom detached family home offers spacious and versatile accommodation arranged over three floors, providing an ideal home for modern family living.

The property has been thoughtfully extended with a new extension, creating generous and versatile living space throughout. The accommodation includes five well-proportioned bedrooms, two bathrooms, an en-suite and a downstairs WC.

A standout feature is the south-westerly facing rear garden, providing a private and sunny outdoor space. The property also benefits from a double garage and parking for up to six vehicles, together with an EV charging point.

Inside, the welcoming entrance hall and open dining area feature beautiful parquet flooring, adding character and warmth to the home. The kitchen is well equipped and includes both a double fridge and double freezer, ideal for busy family life.

The home also benefits from a Nest smart heating system, allowing the heating to be conveniently controlled and managed for comfort and efficiency.

The location is particularly appealing for families, being within the catchment area for Molescroft Primary School. Despite being conveniently positioned for local amenities and schools, the property enjoys the benefit of being situated on a peaceful and quiet link road.

Viewing is highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Beverley is a charming historic market town in East Yorkshire, renowned for its beautiful Minster, picturesque streets and vibrant town centre. Combining traditional character with a variety of independent shops, cafés, restaurants and excellent local amenities, Beverley offers an appealing blend of heritage, convenience and community spirit. With attractive green spaces and good transport links, it is a wonderful place to call home.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; G

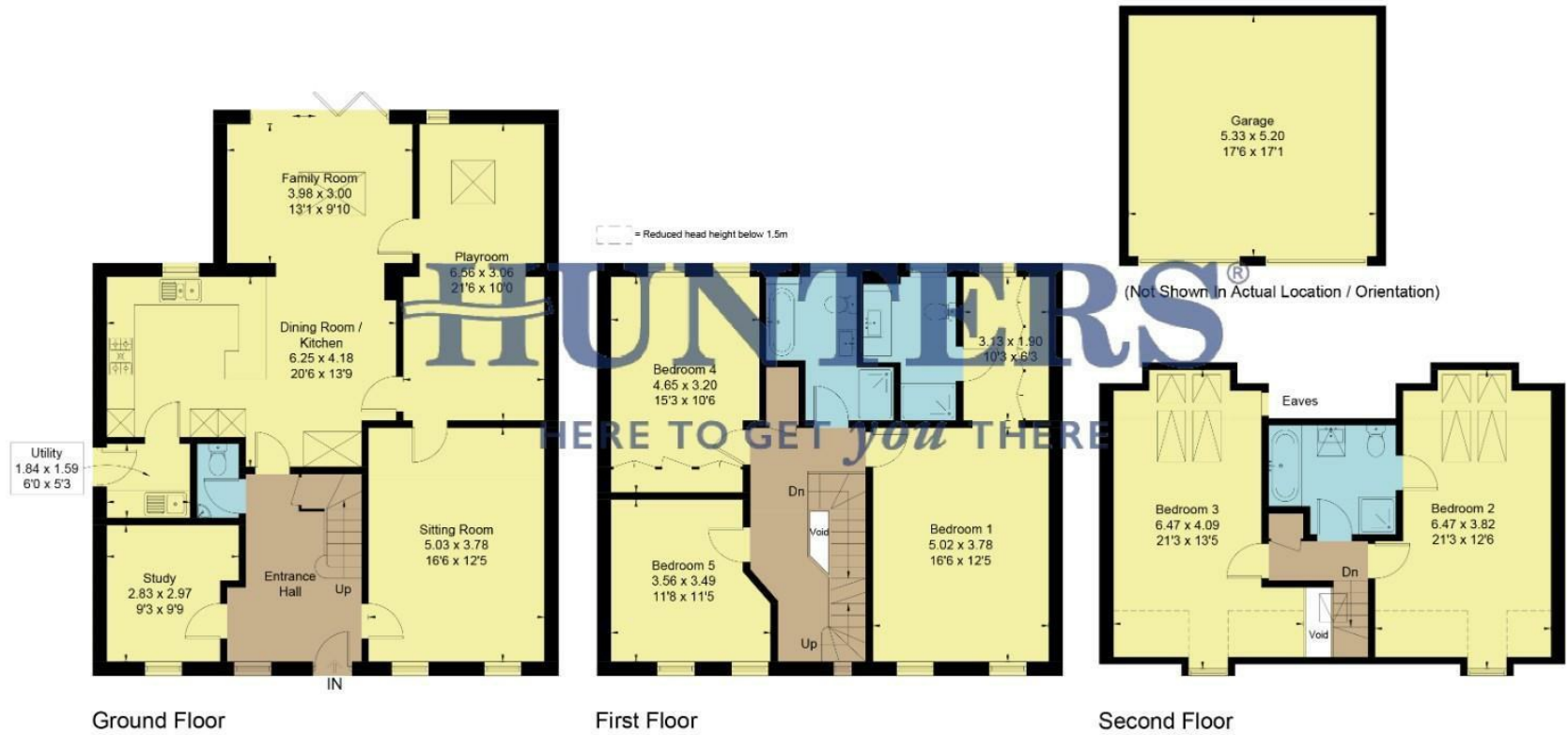
EPC Rating : B

There is an estate management charge of £200 per annum payable.

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Approximate Floor Area = 232.4 sq m / 2501 sq ft
Garage = 27.8 sq m / 299 sq ft
Total = 260.2 sq m / 2800 sq ft
(Excluding Voids)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #115528

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92	(92 plus) A		
(81-91) B	87		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



