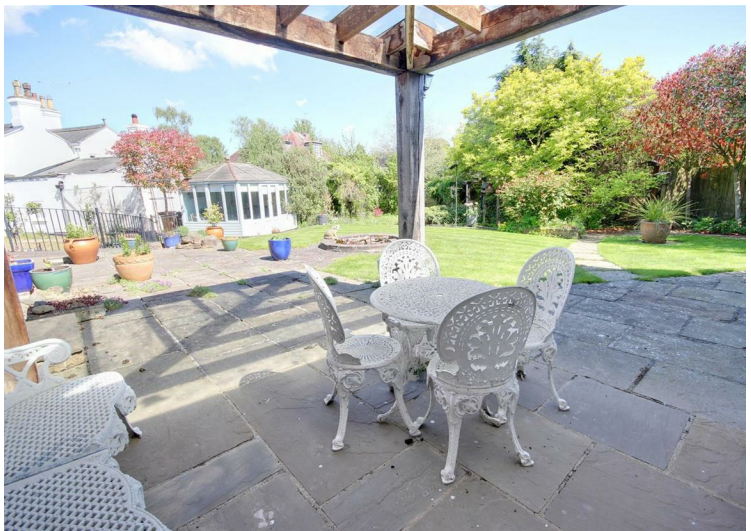




QUICK&CLARKE

The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
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51 Molescroft Road, Beverley HU17 7EG
Guide Price £725,000

- Modern detached home over 1700 sq ft.
- Idyllic tucked away location.
- All accommodation on ground floor.
- 29 foot kitchen and day room.
- Substantial living room and garden room.
- En-suite to both bedrooms.
- Study and utility.
- Wonderful gardens.
- Double garage : Private gated access.
- EPC Rating D : Council Tax Band G

A wonderfully spacious and beautifully presented two bedroom residence located in an idyllic tucked away position off Molescroft Road and offering over 1700 sq ft of accommodation all on ground floor, complimented by wonderful gardens, double garage and ample private car parking space.

The property offers lovely architectural features including exposed roof trusses throughout, a lovely garden room and has the further benefit of en-suite bathroom facilities to both bedrooms. There is also a study and utility area along with 29 foot kitchen/day room and equally large living room.

An incredible and rarely available property in an outstanding location.

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Built-in cloak cupboard, tiled floor with underfloor heating and door to rear.

There is a cloak room with a low level WC and corner wash hand basin, tiled floor and sealed unit double glazed window.

LIVING ROOM

29' x 11'9" (8.84m x 3.58m)
Timber fire place with stone hearth and coal effect living flame gas fire. Exposed roof trusses, tiled floor and French doors to garden, underfloor heating.

GARDEN ROOM

20'9" x 10'2" (6.32m x 3.10m)
A beautiful light and spacious room overlooking the garden with French doors to outside, tiled floor, underfloor heating and open to:

KITCHEN/DAY ROOM

29' x 9'8" (8.84m x 2.95m)
With a range of timber base and eye level units having polished stone work surfaces benefiting from a 3 oven gas fired Aga, triple bowl set sink unit, dishwasher, exposed roof trusses and sealed unit double glazed window, underfloor heating.

STUDY

9'8" x 6'5" (2.95m x 1.96m)
Fitted desk, cupboards and shelves, tiled floor and sealed unit double glazed window, underfloor heating.

UTILITY ROOM

9'8" x 5'9" (2.95m x 1.75m)
Fitted base units with roll edge work surfaces incorporating a Belfast sink, sealed unit double glazed skylight and tiled floor, underfloor heating. Space and plumbing for washing machine.

MASTER BEDROOM

21'5" x 18'2" (6.53m x 5.54m)
Exposed roof trusses, sealed unit double glazed windows, French doors to garden and underfloor heating.

EN-SUITE

9'9" x 7'6" (2.97m x 2.29m)
Bath, shower with separate cubicle, double bowl wash basin and low level WC and bidet, half tiled walls, tiled floor, exposed roof trusses, built in storage cupboard and sealed unit double glazed windows, underfloor heating.

WALK-IN WARDROBE

6'5" x 5'4" (1.96m x 1.63m)
With fitted hanging space and shelves, underfloor heating.

BEDROOM 2

11'6" x 10' (3.51m x 3.05m)
Fitted wardrobe, tiled floor and sealed unit doubled glazed window, underfloor heating.

EN-SUITE

8'8" x 7'9" (2.64m x 2.36m)
Panelled bath with shower over, wash basin and low level WC, bidet, half tiled walls and sealed unit double glazed window. Amtico flooring and underfloor heating.

OUTSIDE

The property stands on a very generously proportioned plot offering an electric double gated access to gravel in and out drive and parking facility, having stone paths and planting beds to the front and a lovely lawned garden to the side with stone terrace under an oak pergola along with a timber summerhouse/studio. This formal garden leads to a more informal garden space ideal for birds and insects and set with mature trees. There is a further lawned garden to the rear of the house along with extremely useful outbuildings. Additionally there is a large subterranean rainwater capture storage tank with pump at ground level.

FORMER LOOSE BOX

11'9" x 9'9" (3.58m x 2.97m)
Housing hot water cylinder and gas fired central heating boiler along with Belfast sink, fitted units and integrated vacuum system.

GARDEN STORE

12'3" x 6' (3.73m x 1.83m)
Light and power laid on.

DOUBLE GARAGE

Breezeblock and slate construction with electric up and over door.

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 sealed unit 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



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, 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. Made with Metropix (2025)