



Dee Atkinson & Harrison

25 LONGCROFT PARK, BEVERLEY, EAST YORKSHIRE

CHARTERED SURVEYORS & ESTATE AGENTS

**25 LONGCROFT PARK
BEVERLEY
EAST YORKSHIRE
HU17 7DY**

ASKING PRICE - £POA

LOCATED ON THE SOUGHT AFTER LONGCROFT PARK ESTATE IN PRIME MOLESCROFT, THIS STRIKING TRADITIONAL DETACHED HOUSE STANDS ON A GENEROUS PLOT OF ABOUT 1/5TH OF AN ACRE. THE SPACIOUS PROPERTY PROVIDES WELL PROPORTIONED ACCOMMODATION ACROSS TWO FLOORS THAT RUNS TO JUST OVER 1650 SQ FT (INCLUDING THE GARAGE). MUCH IMPROVED BY THE CURRENT OWNER BUT RETAINING SIGNIFICANT PERIOD CHARACTER, IT DEMANDS AN EARLY VIEWING TO FULLY APPRECIATE ALL IT OFFERS.

**Hornsea 14 miles - Driffield 12 miles - Hull 11 miles
- South Cave 11 miles - York 30 miles**



Longcroft Park is immediately recognisable to all those familiar with it. Located on the south-west side of Molescroft Road where many of Beverley's most sought after addresses are to be found, it is a small estate of larger houses believed to have been built in the 1930's in the former gardens of Longcroft Hall. This property sits towards the entrance to the estate in a prominent position but nicely set back from the street. The mature gardens extend to the north-east side of the house and accommodate a range of mature trees that provide considerable character. While the property offers a not-insignificant square footage, it is concentrated in a

smaller number of rooms so doesn't feel 'rambling' at all. It could well suit downsizers wanting an excellent location, generous room sizes and ceiling heights combined with a good sized and mature garden. The downstairs accommodation comprises: a spacious Entrance Hall, large Living Room and a spacious Dining Kitchen with walk-in pantry. To the first floor is a Master Bedroom with extensive fitted wardrobes and walk-in access to a large under eaves storage area (which may be suitable for development subject to necessary permissions), a large En Suite Shower Room, 2 further Bedrooms, Bathroom with separate shower and Separate WC. There is an integral garage which may provide an opportunity to extend the ground floor and there is space for a new garage to the side (all subject to necessary permissions). A double width block paved driveway gives access to the property and garage via twin, higher timber gates. There is a generous area of lawn to the front setting the house nicely back from the road and a good sized largely lawned garden to the side with mature trees and an interesting summerhouse with significant character. The owner has undertaken a program of refurbishment and upgrading in her time here to include a new kitchen, bathrooms, floor coverings, part rewiring and extensive redecoration. Our client has secured a more rural property which forces this reluctant sale.

This property represents an excellent opportunity to acquire a really appealing detached home on this highly regarded small estate. Early viewing is important to fully appreciate all it offers as well as its further potential but we have a 360 degree tour available which will provide an excellent insight.

LOCATION

Longcroft Park is located on the south western side of Molescroft Road, shortly after it changes from being New Walk. This highly sought after estate is an attractive mix of detached and semi detached houses all from a similar period. This property occupies an appealing corner position on the right hand side

as you enter the estate. Its location so close to the centre of Beverley, yet away from the hustle, means it provides access to all that Beverley offers in terms of independent shops, restaurants, pubs and a whole range of leisure facilities including the famous Westwood and its renowned racecourse. Access to the A1079 and the Beverley northern bypass which provides connections to the wider road network can be gained by travelling further along Molescroft Road to the north-west.

THE ACCOMMODATION COMPRISES:

GROUND FLOOR



ENTRANCE HALL

A spacious entrance hall with an attractive staircase to the first floor.

WC CLOAKS

With a newly fitted suite comprising a low flush WC with concealed cistern and a wash-hand basin inset to vanity area with cupboards underneath. Window to rear.

LIVING ROOM

A good sized room with the feature brick fireplace housing a cast iron log burning stove. There are two windows to the side and large French windows overlooking the front garden.



DINING KITCHEN

A spacious kitchen with a range of base and wall mounted units, space for a Range cooker, 1.5 bowl sink and single drainer, window to the rear and large window to the front. A walk in pantry with fitted shelves and a window to the rear provides excellent further storage space. There is a door to a side passageway giving access to the garage.

FIRST FLOOR

LANDING

An attractive landing with a window to the rear.

MASTER BEDROOM

A good sized double bedroom with extensive fitted wardrobes and two windows to the front.

EN SUITE SHOWER ROOM

An attractive recently fitted shower room with a very large walk-in shower enclosure accommodating a dual valve shower, low flush WC with concealed cistern, wash-hand basin inset to vanity area with

cupboards underneath and two windows to the side.

BEDROOM TWO

A double bedroom with a window to the side.

BEDROOM THREE

Window to the side.

HOUSE BATHROOM

A recently refitted bathroom with a panelled bath with pedestal wash-hand basin and shower enclosure. Full tiling to the walls and a window to the front.

SEPARATE WC

Low flush WC.

EXTERNAL

DRIVeway & GARAGE

the property is accessed via two taller timber gates which lead on to a double width area of block paved driveway which in turn gives access to an integral single garage. The garage is accessed via a remotely operated electric up and over door. There is power and light laid on and a window to the side. We believe some purchasers may wish to convert the garage to provide extra ground floor space and construct a new garage to the side of the property where there is ample space, all subject to necessary permissions.

GARDEN

The property is located on a substantial plot of about 1/5 of an acre. There is a spacious area of lawn to the front of the property which sets it back attractively from the road and also provides an area of patio in front of the living room French windows. There is a further larger area of lawn to the side of the property surrounded by a range of mature trees and shrubs where there is also a very interesting timber summer house with doors opening on to a block paved patio area. There is a greenhouse and break store located to the other side of the house. The gardens are surrounded by timber fencing.

HEATING & INSULATION

The property has gas-fired radiator central heating and uPVC double glazing.

SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

TENURE

The property is freehold and offered with vacant possession on completion.

VIEWINGS

Strictly by appointment with the agent's Beverley office. Tel: (01482) 866844.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'G' (verbal enquiries only).

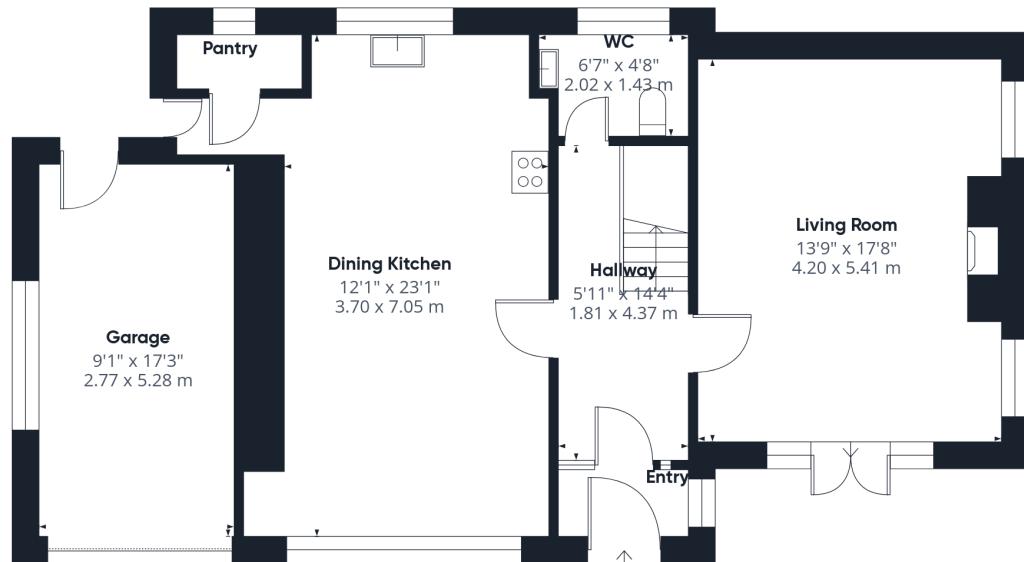
ENERGY PERFORMANCE RATING

The energy efficiency rating is D(68).

FLOOR AREA DISCLAIMER

The floor area given is an approximate internal area including all rooms and structures shown on the floorplan. This includes integral garages shown on the floorplans, conservatories and eaves cupboard areas. The floor area is provided for general information purposes only.





Approximate total area⁽¹⁾

1659 ft²

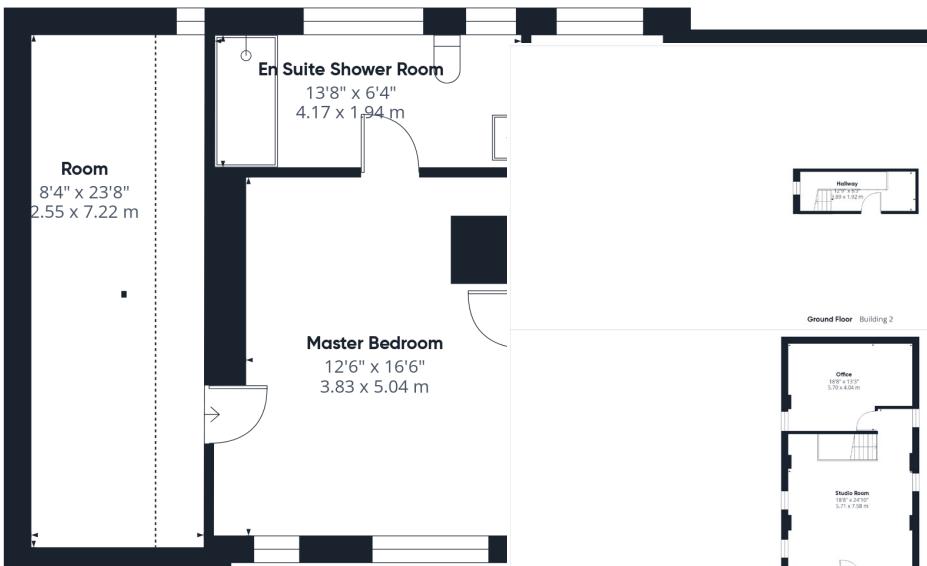
154.3 m²

Reduced headroom

127 ft²

11.8 m²

Ground Floor



Approximate total area⁽¹⁾
724.19 ft²
67.28 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

(1) Excluding balconies and terraces

While every attempt has been made to ensure accurate floor measurements are given, these are not guaranteed. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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