



**38 Rowan Avenue,
Molescroft, Beverley
HU17 9UN**

Viewing by appointment only

Sale Price £220,000
Detached Bungalow
2 bed - 1 living room - 1 bath

- No onward chain
- Cul-de-sac location
- Lateral living
- Step free access
- Double glazing throughout
- Air source heat pump



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A Rare Gem in a Quiet Molescroft Cul-de-Sac – Future-Proofed & Beautifully Maintained.

Nestled in a peaceful cul-de-sac in the highly sought-after Molescroft area of Beverley, this two-bedroom detached bungalow offers a perfect blend of traditional charm and forward-thinking modern comfort.

Occupied by the same owner for over 25 years, the property has been lovingly cared for and thoughtfully upgraded. A standout feature is the air-source heat pump, offering a sustainable, low-carbon heating solution that sets this home apart.

The interior is beautifully presented and designed for easy, accessible living. Outside, the property is of traditional construction and enjoys an attractive front garden, a private driveway with parking for two vehicles, and a single garage. The rear reveals a delightful garden retreat—low maintenance, mature, and perfect for quiet afternoons.

Just a short stroll from Beverley's historic town centre and local amenities, this is a rare opportunity to secure a "forever home" in one of the region's most prestigious postcodes. Viewing is highly recommended to appreciate the warmth and quality on offer.

Accommodation description:

Entrance Hall - 2.71m x 1.53m (8'10" x 5'0")

Bright entrance hall with tiled flooring and uPVC front door with side light. The room is partly utilised as utility room with space for a washing machine, a built in countertop with handy storage cupboard. The attractive timber door leading to the living room is partly glazed.

Living Room - 3.3m x 5.3m (10'9" x 17'4") into bay window

Generous living room with timber effect laminate flooring featuring an attractive gas fire and a very large bay window overlooking the front aspect of the property. The wooden door leading to the hallway is partly glazed allowing light to flow into the hallway.

Bedroom 1 - 3m x 4.3m (9'10" x 14'1")

Room of generous proportions, with two uPVC windows with a westerly aspect, a large built-in wardrobe providing ample storage, and practical tiled flooring. An attractive timber door grants privacy from the hallway.

Bedroom 2 - 3m x 3.6m (9'10" x 11'9")

Double room with a uPVC windows overlooking the rear garden, featuring a large built-in wardrobe, with mirrors, providing more storage. The timber effect laminate flooring and attractive timber door complete the look.

Kitchen - 3m x 2.7m (9'10" x 8'10")

The modern accessible kitchen has been thoughtfully adapted for independent living. It comprises a range of white wall and base units with low-level counters in dark laminate worktops. A single bowl sink with flexible mixer tap is mounted within the wooden finish work surface, while a separate timber worktop houses the integrated induction hob. The uninterrupted floor space is finished with laminate flooring.

A large opening leads through to the dining area, creating a sociable layout ideal for everyday living and entertaining.

Dining Room - 3m x 3m (9'10" x 9'10")

This bright room flows seamlessly from the kitchen and benefits from uPVC windows to three sides, providing views over the rear garden. Two skylights enhance the natural light, while a set of uPVC doors offers step-free access to the garden.

Shower Room - 2m x 1.7m (6'6" x 5'6")

Fully accessible and spacious wet room featuring a closed couple WC and washbasin. The fully tiled space includes non-slip flooring and a wall mounted electric shower. A uPVC window provides natural light and excellent ventilation. The practical sliding door provides easy access from the hallway.

Hallway

A central hallway finished with timber effect laminate flooring connects the primary living spaces. A drop down ladder provides access to the loft, which has been professionally insulated with open-cell spray foam, significantly enhancing the home's thermal efficiency (guarantee available for inspection).

Garage

The property benefits from a detached single brick and tile garage with up and over door. The garage can be also accessed from the garden via a side door.



Outside

To the front of the property, an attractive garden set the scene, featuring a variety of mature shrubs and palm trees. A gently inclined ramp provides convenient step free access to the front door, complemented by an outside wall light for evening arrival. The attractive back garden feels like a secluded, low-maintenance retreat. A large paved central area, perfect for outdoor seating, is bordered by flower beds and a stunning wisteria at the far end, which provides a beautiful focal point in the summer months.

Council Tax Band D

EPC D

Parking: garage and driveway

Tenure: Freehold property of traditional bricks and tiles construction

Utilities: all connected to mains, central heating powered by air source heat pump, full fibre broadband

AML - HMRC is a supervisory body for money laundering regulations, of which all estate agents need to be registered with. As part of this, there are multiple requirements that agents must rigorously and consistently meet to ensure they stay compliant with the regulations and protect their clients. To do this, we use an electronic identity verification service, approved by the Government as part of the Digital Identity and Attributes Trust Framework (DIATF). This method and the process we follow to ensure compliance for your transaction come with significant time, financial and legal implications hence a portion of this is passed on to our clients. We elected for the electronic verification process due to the speed, certainty, and accuracy it delivers. This helps us to protect all our client's interests by using the most advanced verification process to help prevent the impacts of money laundering alongside our internal manual policies and procedures while staying compliant with HMRC. This is why there is a charge of £25+VAT for this legally required service.

DISCLAIMER - 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.



GROUND FLOOR

