



#### HEATING AND INSULATION

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

#### SERVICES

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

#### TENURE

Freehold. Vacant possession upon completion.

#### 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 'C' (verbal enquiry only).

#### VIEWINGS

Strictly by appointment with the agent's Beverley office.



**£215,000**

**92 Hillcrest Drive,  
Beverley**





# 92 Hillcrest Drive, Beverley, HU17 7JL

A well presented 2 double bedroom semi detached house occupying a cul-de-sac location in this sought after and well established residential area of Beverley. The house will have particular appeal because of the single garage it has as well as the larger garden. Likely to appeal to first time buyers, downsizers and also investors so early viewing is advised.

We are delighted to be able to offer for sale this well presented and much loved modern two bedroom semi detached house located on a well regarded and established development in Molescroft. The property sits towards the end of a cul de sac and the generous garden and single garage are likely to have significant appeal to potential purchasers. With gas fired central heating and extensive uPVC double glazing the accommodation comprises: Entrance Hall, Living Room, fitted Dining Kitchen, First Floor Landing, 2 Double Bedrooms and a Bathroom. There are open plan gardens to the front of the house and a driveway with space for at least two cars leads to a single garage with up and over door. At the rear of the house is a spacious garden that is considered to be very private. It has a large patio area, a further area of lawn and a gravelled area towards the end.

This lovely property must be viewed to fully appreciate all that it offers. We do have a 360 degree tour available that will provide an excellent insight short of that.

## LOCATION

The house is located on a modern residential development that is now very well established. It lies in the sought after Beverley suburb of Molescroft. The area benefits from a range of shops, schools and local amenities that are extensively supplemented by those available elsewhere in Beverley. It provides good access to Beverley town centre but also the wider road network via the A1035.

## OUTSIDE

There are open plan lawned gardens to the front of the house. A driveway providing parking for at least 2 cars is to the side of the property and leads to a single garage. The garage is accessed via an up-and-over door and has a courtesy door and window to the side. The rear garden is of a good size and quite private in nature, despite being on a modern development. It has a large patio area immediately to the rear of the house, then an area of lawn and a gravelled area at the far end. There is fencing to the perimeter.

## ACCOMMODATION

### Entrance Hall

Window to front.

### Living Room

Window to front, stairs to first floor, understairs storage cupboard and fireplace.

### Kitchen

A dining kitchen fitted with a range of base and wall mounted units including a sink and drainer, gas hob and electric oven. Window and door to the rear.



### First Floor Landing

#### Bedroom 1

A double bedroom with fitted wardrobes, a dressing table and window to the front.

#### Bedroom 2

A smaller double bedroom with fitted wardrobes and drawer units, a further built in cupboard and window to the front.

### Bathroom

A 3 piece suite in white comprising panelled bath, low flush WC and pedestal wash hand basin. Extensive tiling and window to the front.

