



7 Molescroft Drive, Beverley, HU17 7JH

£285,000



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Beverley, HU17 7JH

- DELIGHTFUL THREE BEDROOM SEMI DETACHED FAMILY HOME
- OPEN PLAN KITCHEN DINING ROOM
- CONSERVATORY
- SPACIOUS GARDEN
- TWO DOUBLE BEDROOMS
- GARAGE

Molescroft Drive, Molescroft, Beverley

A delightful three bedroom semi-detached family home, positioned in the heart of sought after Molescroft, one of Beverley's most popular residential areas, prized for its excellent primary schools, handy local shopping parade, green spaces and other amenities.

This well proportioned family home offers a flexible layout ideal for growing families. The open plan kitchen and dining room forms the heart of the home, a sociable space perfect for everyday family life and entertaining. With a cosy fireplace, multifuel burner and connecting to the conservatory this area of the home offers a wide variety of options. The bright conservatory leads off the rear, with French doors opening directly onto the garden, creating a lovely connection between indoor and outdoor living. There is also a spacious lounge with front facing bay window set off the hallway. Upstairs, two of the three bedrooms are generous doubles, with a third bedroom ideal as a child's room, home office, or nursery, a nicely sized family bathroom completes the first floor.

Outside, the rear garden is a particular highlight, thoughtfully arranged with a decked area perfect for al fresco dining, complete with shed bar and a separate block paved patio offering further space to sit, relax and entertain. There's plenty of room here for children to play and for keen gardeners to make their mark. A garage provides secure parking or useful additional storage.

Occupying a wonderful position within easy reach of Molescroft's well regarded primary schools and the convenience of the local shopping parade, this home is perfectly placed for family life, with Beverley's historic town centre, mainline railway station and beautiful Westwood pasture also just a short distance away. This charming family



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ACCOMMODATION COMPRISES

ENTRANCE HALL 12'11" x 5'11" (3.96m x 1.81m)
uPVC entrance door, laminate floor, ceiling spotlights, side aspect uPVC double glazed window, understairs cupboard and a storage cupboard.

LOUNGE 12'9" x 12'4" (3.90m x 3.77m)
Wooden door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed bay window, two wall lights and a fire place with gas fire.

KITCHEN 13'9" x 10'5" (4.20m x 3.20m)
Laminate floor, ceiling spotlights, uPVC double glazed door to the rear patio, two uPVC double glazed windows, plumbing for a washing machine, integrated four ring induction hob with glass splash back, electric oven and grill, extractor hood and a range of wall and base units.

DINING ROOM 12'8" x 10'10" (3.87m x 3.31m)
Laminate floor, pendant light fitting, fireplace with wooden mantle piece and duel fuel stove and wooden French doors to the conservatory.

CONSERVATORY
With uPVC double glazed windows, carpeted floor and uPVC French doors to the rear garden.

STAIRCASE AND LANDING 7'10" x 7'5" (2.40m x 2.27m)
Carpeted floor, ceiling spotlights, side aspect uPVC double glazed privacy window, wooden banister with spindles.

BATHROOM 8'2" x 7'4" (2.50m x 2.26m)
Wooden door with chrome handles, vinyl floor, side aspect uPVC double glazed window, rear aspect uPVC double glazed window, P-bath with electric shower over, lof flush WC, pedestal wash hand basin and mixer tap and splash back tiling.

BEDROOM ONE 13'8" x 10'11" (4.19m x 3.35m)
Wooden door with chrome handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.



BEDROOM TWO

11'11" x 11'0" (3.65m x 3.36m)

Wooden door with chrome handles, carpeted floor, rear aspect uPVC double glazed window and a loft hatch.

EXTERIOR

To the front a gravelled area with a corner shrubbed area, concrete path to the front door and a concrete shared driveway. To the rear a lawned garden with a block paved patio and a raised decked seating area with wooden fence surround and garden shed/bar.

GARAGE

16'7" x 8'5" (5.08m x 2.59m)

With power, light and two pedestrian doors.

BEDROOM THREE

7'5" x 7'4" (2.27m x 2.24m)

Wooden door with chrome handles, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window.

COUNCIL TAX:

We understand the current Council Tax Band to be C

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

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If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



Floor Plans



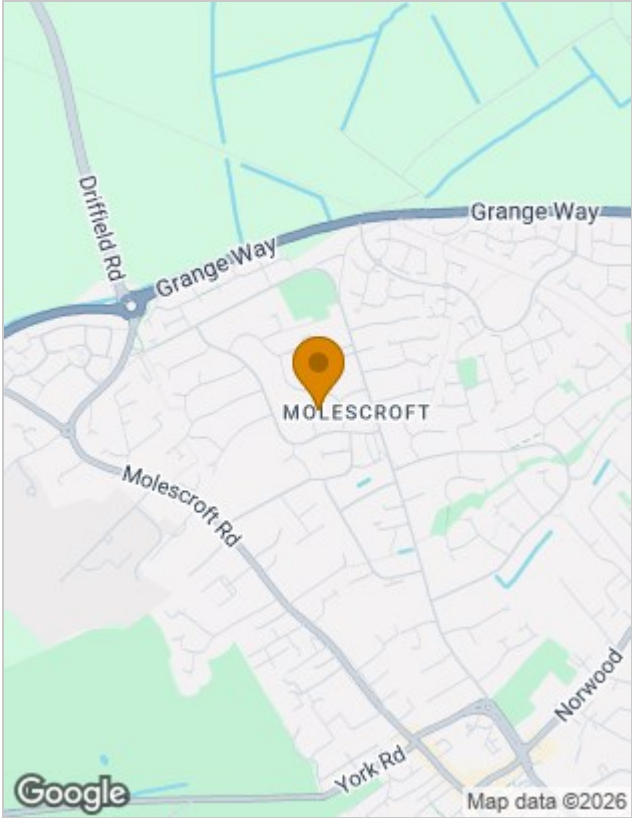
Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

