



17 Goodwood Close, Molescroft, Beverley, HU17 9TF

£344,950

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Beverley, HU17 9TF

- LAWNED GARDENS FRONT AND REAR
- GARAGE AND OFF STREET PARKING
- ENSUITE SHOWER ROOM
- MOLESCROFT PRIMARY SCHOOL CATCHMENT AREA
- SPACIOUS GARDEN ROOM
- FOUR BEDROOMS
- DECEPTIVELY SPACIOUS
- TWENTY MINUTE WALK TO TOWN CENTRE VIA PEDESTRIAN WALKWAY

A beautifully presented four bedroom detached family home located in the popular Molescroft area of Beverley. On the ground floor is a well equipped Kitchen with utility room, a cloak room and lounge with dining room off and a spacious conservatory with an upgraded solid roof . Up stairs there are three bedrooms, plus a superior bedroom with an ensuite shower room, and a family bathroom with a shower over the bath. The property benefits from off street parking for multiple vehicles, a single garage and a lawned rear garden.



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ACCOMMODATION COMPRISES

ENTRANCE 5'8" x 6'0" (1.73m x 1.83m)
Composite front door with chrome handles and two privacy glass panels, two front aspect uPVC double glazed windows, Karndean luxury vinyl floor and a chrome wall light.,

HALLWAY 9'10" x 4'9" (3m x 1.45m)
Composite door with brass handles and privacy glass panels, Karndean luxury vinyl floor, storage cupboard, five bulb antique brass light fitting.

KITCHEN 6'6" 255'10" x 8'11" (2.78m x 2.72m)
Wood door with brass handles, Karndean luxury vinyl flooring, pendant light fitting, front aspect uPVC double glazed window, splash back tiles, a range of wall and base units, one and a half stainless steel drainer sink, four ring electric hob, integrated appliances include fridge freezer, dishwasher and an under counter fridge.

UTILITY ROOM 5'2" x 5'2" (1.60m x 1.60m)
Karndean luxury vinyl flooring, uPVC double glazed door with brass handles, pendant light fitting, a range of wall and base units and plumbing for a washing machine.

CLOAK ROOM 3'3" 206'8" x 3'3" 29'6" (1.63m x 1.09m)
Wood door with brass handles, low flush WC, chrome towel rail, full splashback tiles, pedestal wash hand basin.

LOUNGE 15'3" x 11'6" (4.67 x 3.52m)
Wood door with brass handles, carpeted floor, two antique brass light fittings, rear aspect uPVC double glazed window, sliding doors to the conservatory.

DINING ROOM / PLAY ROOM 9'6" x 9'1" (2.91m x 2.78m)
French doors with brass handles, carpeted floor, three bulb antique brass light fitting and rear aspect uPVC double glazed window.

GARDEN ROOM 17'1" x 8'7" (5.23m x 2.63m)
Karndean luxury vinyl flooring, chrome multi bulb pendant light fitting, uPVC double glazed construction with upgraded solid roof and uPVC double glazed French doors to the rear garden.

STAIRCASE AND LANDING 15'5" x 6'5" (4.71m x 1.97m)
Carpeted floor, wooden banister with spindles, wooden handrail, five bulb chrome light fitting, airing cupboard with hot water tank and loft access.

**BEDROOM FOUR**

Wood door with brass handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and fitted wardrobes.

BATHROOM

Wood door with brass handles, vinyl floor, five bulb chrome light fitting, uPVC rear aspect privacy glass window, chrome towel radiator, panelled bath with mixer shower over, low flush WC, pedestal wash hand basin and splashback tiles.

BEDROOM THREE

Wood door with brass handles, carpeted floor, pendant light fitting and rear aspect uPVC double glazed window.

BEDROOM TWO

Wood door with brass handles, carpeted floor, pendant light fitting, uPVC double glazed rear aspect window and a built in cupboard.

SUPERIOR BEDROOM

Wood door with brass handles, carpeted floor, front aspect uPVC double glazed window, five bulb light fitting and fitted wardrobes.

ENSUITE SHOWER ROOM

Wood door with brass handles, vinyl floor, five bulb chrome light fitting, front aspect uPVC privacy glass window, chrome towel radiator, wall mounted extractor fan, pedestal wash hand basin and vanity unit, low flush WC, shower enclosure with mixer shower.

INTEGRAL GARAGE

With an electric up and over door, concrete floor and full power and light.

6'6" x 4'7" (2m x 1.40m)

16'2" x 8'0" (4.95m x 2.46m)

EXTERIOR

To the front a concrete drive with parking for two vehicles a lawn and hedge.

To the rear a lawn with a flagged patio area and flagged path leading to the side of the house to a side gate. Perimeter fence with hedge, mature borders and trees.

COUNCIL TAX:

We understand the current Council Tax Band to be D

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

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

PROPERTY PARTICULARS DISCLAIMER :
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.

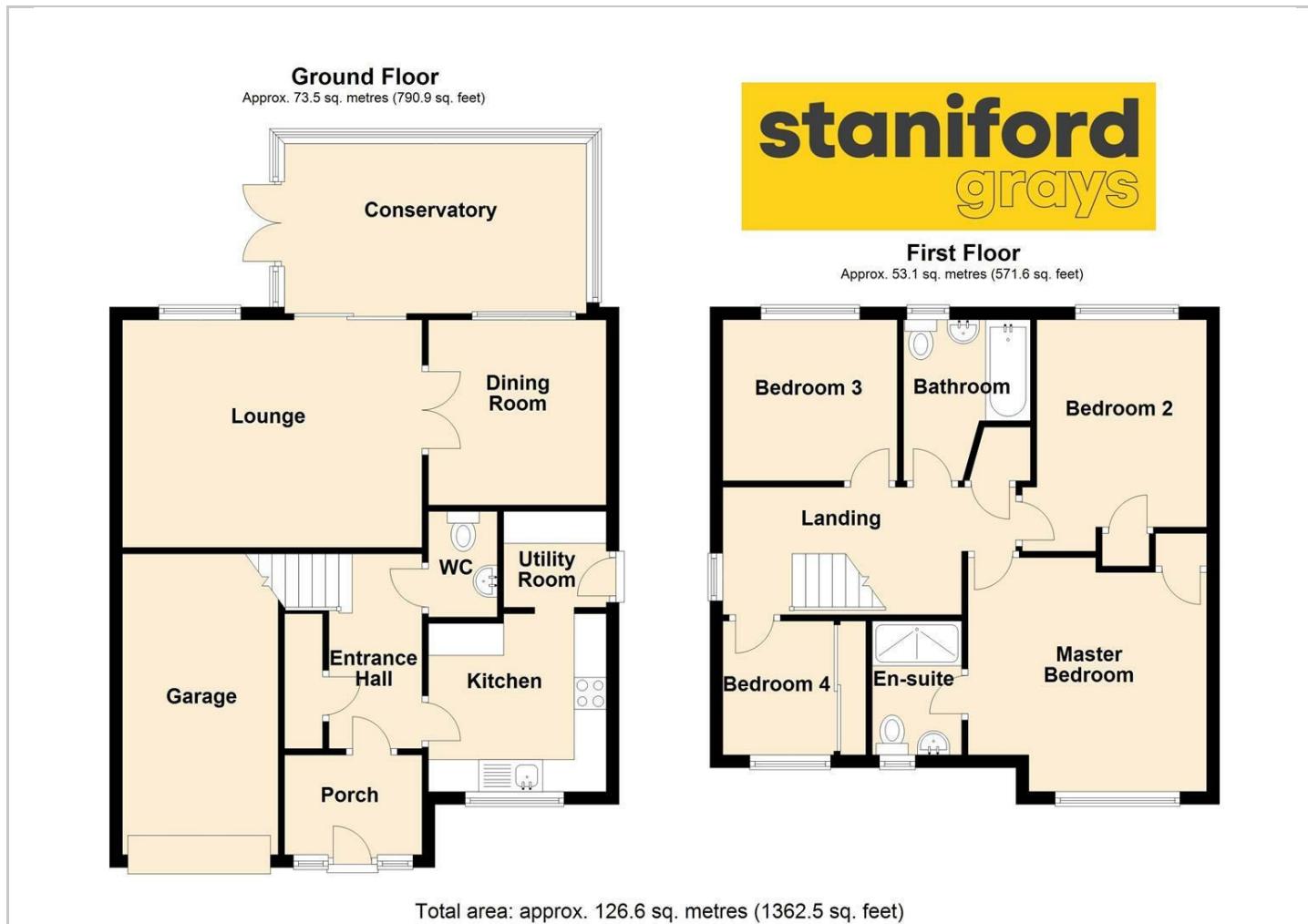
MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

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.



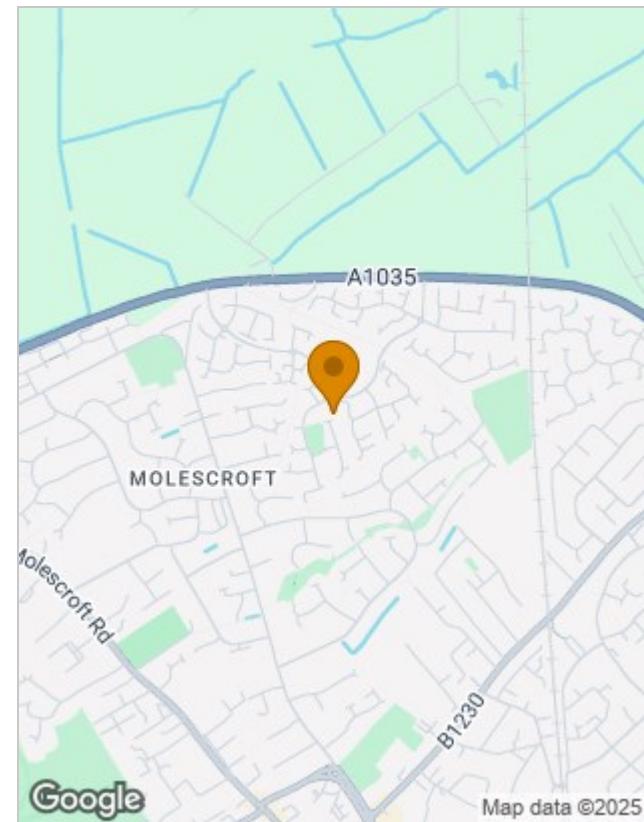
Floor Plans



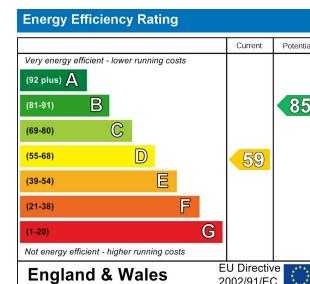
Viewing

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

Location Map



Energy Performance Graph



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.