



29 Warwick Drive, Beverley, HU17 9TB

Offers In Excess Of £300,000



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- POPULAR MOLESCROFT LOCATION
- LARGE TANDEM GARAGE
- MOCK TUDOR FACADE
- CLOSE TO WELL REGARDED LOCAL PRIMARY SCHOOLS
- SPACIOUS THREE DOUBLE BEDROOMS
- TWO ENSUITE SHOWER ROOMS
- LOW MAINTENANCE REAR GARDEN

A Spacious Family Home in the Popular Molescroft

Positioned on Warwick Drive in the popular Molescroft area and perfectly placed for top-rated primary and secondary schools, this generous four bedroom detached home is ideal for a growing family looking for space, flexibility and a fantastic location.

Inside, you'll find a spacious and welcoming lounge with sliding doors opening onto the garden, perfect for family nights in or summer BBQs. There's a separate dining room for Sunday roasts, a dedicated home office, and a well-equipped kitchen with handy utility room and downstairs WC.

Upstairs, the space continues with three double bedrooms – two conveniently have their own ensuite shower rooms, plus a fourth single bedroom, ideal for a nursery, playroom or dressing room, the family bathroom completes the upper floor.

Outside, the rear garden is fully block paved for easy maintenance, while the 29ft tandem garage offers serious storage or hobby space – with a side door into the garden for added convenience. There's also off-street parking to the front and a neat front lawn with mature hedging.

Spacious, versatile and ready to welcome its next family – could this be your forever home? Come see the potential for yourself and book your viewing today!



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ACCOMMODATION COMPRISES

ENTRANCE HALL 6'0" x 4'0" (1.85m x 1.22m)
Composite front door with two privacy panels, laminate floor and a pendant light fitting.

LOUNGE 18'5" x 10'2" (5.62m x 3.11m)
Laminate floor, two pendant light fittings, uPVC sliding doors to the rear garden, fire place with wood surround, archway into the dining room.

DINING ROOM 11'2" x 8'8" (3.42m x 2.65m)
Laminate flooring, rear aspect uPVC double glazed window.

KITCHEN 10'5" x 7'8" (3.18m x 2.35m)
Vinyl floor, front aspect uPVC double glazed window, a range of fitted wall and base units, stainless steel one and a half drainer sink with mixer tap, Integrated oven and gas hob with extractor above and an integrated dishwasher.

STUDY 8'4" x 7'4" (2.55m x 2.24m)
Laminate floor, front aspect uPVC double glazed window.

UTILITY ROOM 7'8" x 7'8" (2.36m x 2.35m)
Vinyl floor, space for fridge freezer, washing machine and dryer, work top and side door to rear garden.

CLOAK ROOM/WC 5'8" x 3'0" (1.73m x 0.92)
Wood door with brass handles, vinyl flooring, pedestal wash hand basin, low flush WC with half splash back tiling and extractor fan.

STAIRCASE AND LANDING 12'11" x 8'10" (3.96m x 2.71m)
Carpeted floor, built in cupboard, loft hatch with ladder and partially boarded.

BEDROOM ONE 10'2" x 9'4" (3.11m x 2.85m)
Wood door with brass handles, carpeted floor, front aspect uPVC double glazed window and a built in wardrobe.

ENSUITE 5'9" x 5'4" (1.76m x 1.65m)
Wood door with brass handles, tiled floor, front aspect uPVC privacy window, shower cubicle and shower, pedestal wash hand basin, low flush WC and full splash back tiling.

BEDROOM TWO 10'3" x 8'8" (3.14m x 2.66m)
Wood door with brass handles, carpeted floor, front aspect uPVC double glazed window and a built in wardrobe.



ENSUITE 5'9" x 5'4" (1.76m x 1.65m)
Wood door with brass handles, tiled floor, shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.

BEDROOM THREE 10'5" x 7'8" (3.18m x 2.35m)
Wood door with brass handles, carpeted floor, front aspect uPVC double glazed window and a pedant light fitting,

BEDROOM FOUR 8'10" x 8'7" (2.71m x 2.63m)
Wood door with brass handles, carpeted floor, rear aspect uPVC double glazed window, a pendant light fitting and a built in wardrobe.

BATHROOM 7'8" x 5'2" (2.36m x 1.60m)
Wood door with brass handles, vinyl floor, pedestal wash hand basin, low flush WC, side aspect uPVC privacy window, panelled bath, full splash back tiling with hand held shower and mixer shower.

EXTERIOR
To the front a mature hedge with lawn, concrete drive and flagged path to the front door. To the rear, fully block paved with wood fence surround. Pedestrian door to garage, outside tap and side gate to the front.

GARAGE 31'9" x 8'6" (9.68m x 2.61m)
Large tandem with up and over door.

AGENTS NOTE
We understand a new boiler was fitted in 2023.

COUNCIL TAX:
We understand the current Council Tax Band to be E

SERVICES :
Mains water, gas, electricity and drainage are connected.

TENURE :
We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :
Stanford 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.



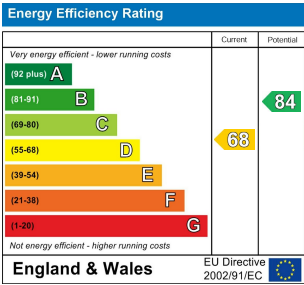
Floor Plans



Location Map



Energy Performance Graph



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.