

**staniford**  
grays



14 Beverley Drive, Molescroft, Beverley, HU17 9GG

Offers In Excess Of £425,000

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# 14 Beverley Drive

Beverley, HU17 9GG

- NO CHAIN
- SOLAR PANELS
- OPEN PLAN KITCHEN DINER
- DETACHED FOUR BEDROOM FAMILY HOME
- LARGE SUMMER HOUSE
- LOVELY SIZED REAR GARDEN

A four bedroom detached family home in a popular Molescroft area offered with No Chain!

Set in the highly sought after Molescroft area of Beverley, this superb four bedroom detached family home on Beverley Drive offers generous living space, modern features and a fantastic garden environment, perfect for out door entertaining and a growing family.

The welcoming lounge flows seamlessly into the dining area via double doors, creating a versatile space. To the rear, a bright open plan kitchen diner forms the true heart of the home, featuring a modern fitted kitchen with breakfast bar island and integrated appliances. Bi folding doors open directly onto the garden, allowing natural light to pour in.

A conservatory provides an additional reception space positioned off the dining area and overlooking the garden, ideal as a family room, playroom or quiet retreat. Off the Kitchen there is a useful utility room with further storage and a cloak room WC.

Upstairs, the home continues to impress with a principal bedroom complete with ensuite shower room, alongside three further well proportioned bedrooms and a family bathroom, perfectly suited to modern family life.

Outside, the property benefits from a private rear garden with a large summer house, offering excellent potential for a home office, gym or entertaining space. Solar panels add further appeal, helping to improve the home's energy efficiency.



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## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 16'1" x 6'2" (4.92 x 1.90m )  
Composite entrance door with privacy glass panels, carpeted floor, chrome central ceiling light fitting and an understairs cupboard.

**LOUNGE** 20'3" x 10'7" (6.18m x 3.25m )  
Oak door with chrome handles, oak double doors to the dining area, carpeted floor, front aspect uPVC double glazed window, fire place with chrome gas fire insert, quartz hearth with wooden surround and mantle piece.

**UTILITY ROOM** 8'5" x 7'3" (2.58m x 2.22m )  
Oak door with chrome handles, vinyl floor, ceiling spotlights, side aspect uPVC double glazed window, one and a half bowl drainer sink with mixer tap, utility cupboard and base units.

**CLOAK ROOM/WC** 4'1" x 2'3" (1.27m x 0.69m)  
Wooden door with chrome handles, vinyl floor, ceiling spotlights, extractor fan, low flush WC and a wash hand basin with mixer tap.

**DINING AREA** 10'7" x 10'1" (3.24m x 3.08m )  
Tiled floor, pendant light fitting and ceiling spotlights.

**CONSERVATORY** 11'11" x 8'3" (3.64m x 2.54m )  
Of brick and uPVC double glazing construction, oak bi-fold doors, uPVC French doors to the garden, tiled floor and a pendant light fitting.

**KITCHEN** 15'4" x 11'10" (4.68m x 3.63m )  
Oak door with chrome handles, tiled floor, two pendant light fittings, ceiling spotlights, rear aspect uPVC double glazed window, uPVC bi fold doors to the rear garden. A breakfast bar island with wine cooler and drawers, a range of wall and base units, integrated microwave, oven, dishwasher, five ring electric hob with extractor above and a fridge freezer.

**STAIRCASE AND LANDING** 11'5" x 2'11" (3.49m x 0.89m)  
Carpeted floor, central chrome light fitting, wooden banister with spindles, storage cupboard and a loft hatch.

**BATHROOM** 6'10" x 5'5" (2.09m x 1.67m )  
Wood door with chrome handles, vinyl floor, ceiling spotlights, side aspect uPVC double glazed privacy window, low flush WC, half splash back tiling, bath with mixer tap, electric shower over bath, pedestal wash hand basin and a chrome towel radiator.



**PRINCIPAL BEDROOM** 13'9" x 11'3" (4.21m x 3.45m )  
 Wooden door with chrome handles, carpeted floor, chrome central ceiling light, front aspect uPVC double glazed window and fitted wardrobes.

**BEDROOM TWO** 12'0" x 8'11" (3.66m x 2.72m )  
 Wooden door with chrome handles, laminate floor, central ceiling light, rear aspect uPVC double glazed window and fitted wardrobes.

**BEDROOM THREE** 12'1" x 8'10" (3.70m x 2.70m )  
 Wooden door with chrome handles, central chrome light fitting, carpeted floor, rear aspect uPVC double glazed window, fitted wardrobes and desk.

**BEDROOM FOUR** 11'6" x 9'10" (3.51m x 3m )  
 Wooden door with chrome handles, carpeted floor, pendent light fitting, front aspect uPVC double glazed window and a fitted cupboard.

**ENSUITE SHOWER ROOM** 5'9" x 5'5" (1.76m x 1.67m )  
 Wooden door with chrome handles, ceiling spotlights, front aspect uPVC double glazed window, half splash back tiles, shower cubicle with mixer shower, vinyl floor, low flush WC, pedestal wash hand basin with mixer tap.

**GARAGE**  
 Partial garage with manual up and over door, power and light.

**EXTERIOR**  
 To the front a block paved driveway with lawn and perimeter fence. To the rear a flagged path with lawned garden, hedge and fence surround, some mature trees and border shrubs. Decked area with large summer house, garden shed and wooden dining booth.

**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 :**  
 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.

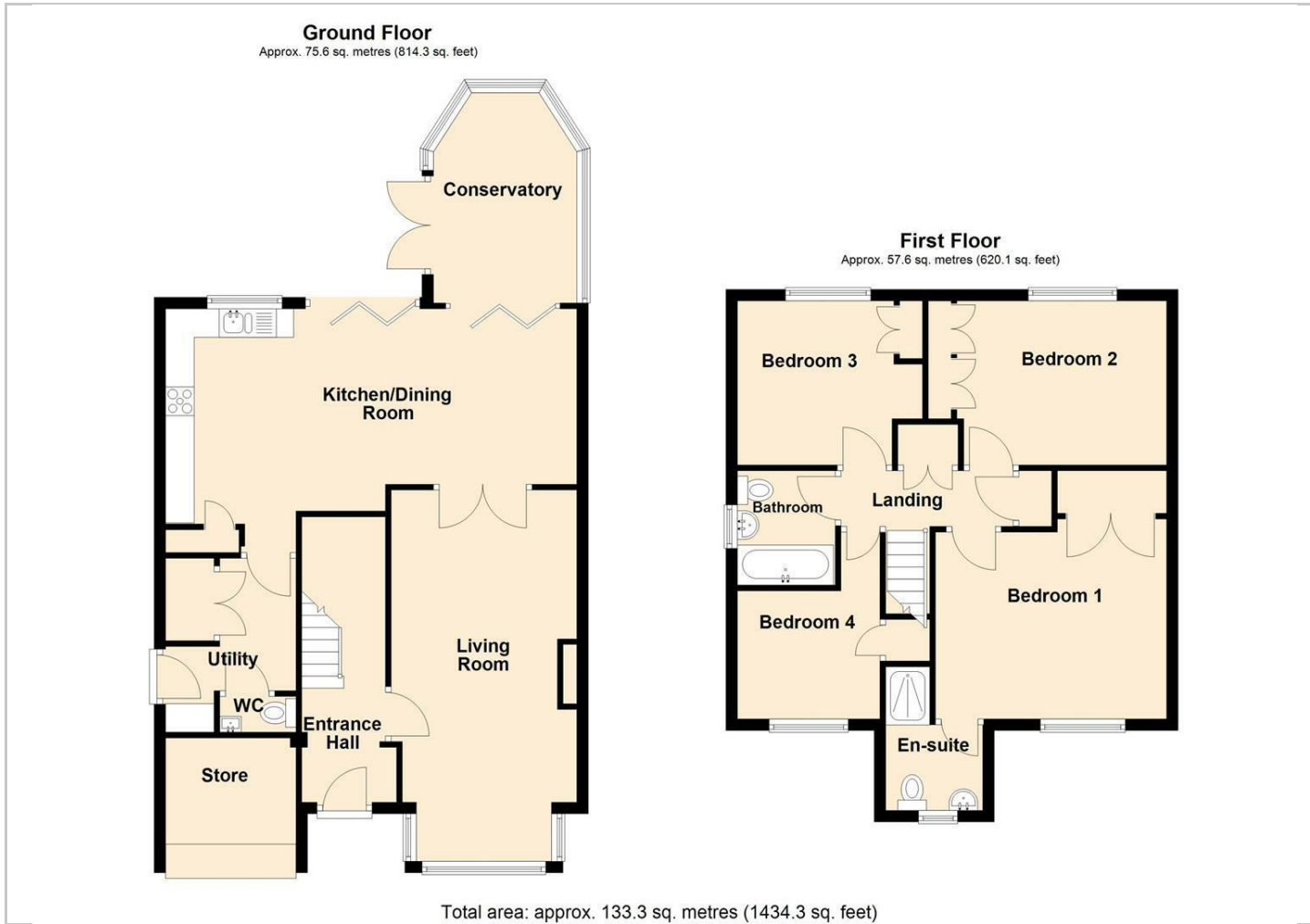
**MISREPRESENTATION ACT 1967**

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



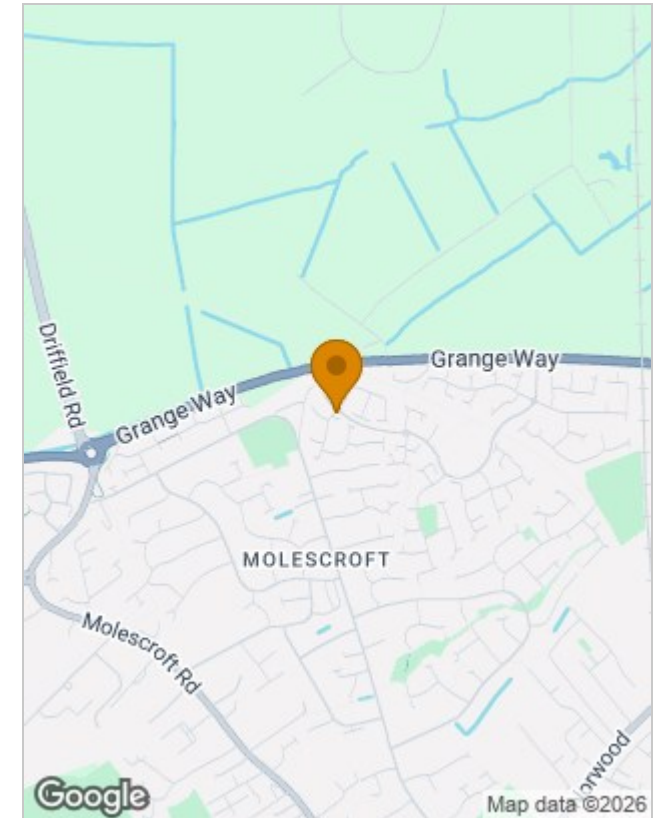
## Viewing

Please contact our Beverley Office 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.

18 North Bar Within, Beverley, East Riding of Yorkshire,  
Tel: 01482 866304 Email: bevsales@stanifords.com

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	