

17, Hill Crest Drive,
Beverley, Molescroft, HU17 7JG
£350,000



ABOUT THE PROPERTY

Situated in Molescroft this recently part-renovated 4-bedroom semi-detached period home, thoughtfully revitalised by the current vendors with a commitment to longevity, with an eye toward preserving its character while incorporating modern comforts and flare.

Noteworthy features include the conversion of the garage into a versatile space, currently utilised as a home office but adaptable for various purposes such as a studio or den. The heart of the home is the expansive open-plan living/dining room, accentuated by a striking media wall, perfect for entertaining or family gatherings. Downstairs, the property boasts a WC as well as a utility room, enhancing practicality and functionality throughout the home.

Upstairs, the property boasts four generously sized bedrooms, with three of them offering ample space to accommodate double beds. This ensures comfortable living arrangements for all occupants. The inclusion of a bathroom with a separate WC upstairs, providing convenience and privacy for residents.

Situated on a corner plot, the property boasts off-street parking for multiple vehicles. Adding to its appeal is the expansive wrap-around garden, adorned with a raised decking area that provides an ideal spot for outdoor entertaining or leisurely moments.

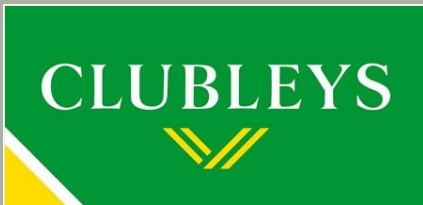
East Riding of Yorkshire Council - D

Tenure - Freehold

EPC rating - C







Tenure: Freehold
East Riding of Yorkshire Council
Band: D

THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL

uPVC entrance door. Stair case to first floor with understairs storage.

LIVING ROOM

3.76 x 4.28 (12'4" x 14'0")

Generous room with newly installed media wall with feature fireplace. Bay window to front elevation. Open plan to the...

DINING ROOM

3.29 x 3.07 (10'9" x 10'0")

Space for good sized dining table. Sliding doors to rear elevation.

KITCHEN

2.26 x 4.22 x 3.22 (7'4" x 13'10" x 10'6")

Fitted with Beechwood wall and base units and complimenting worktops. Stainless steel 1 1/2 bowl sink unit with drainer. Space for free standing cooker with stainless steel chimney style extractor fan. Recessed space for American fridge. uPVC door to rear garden. Window to rear and side elevations. Part tiling to walls and tiling to floor.

CLOAKROOM

Low level WC and wash hand basin.

UTILITY

1.26 x 2.12 (4'1" x 6'11")

Space and plumbing for washing machine and tumble dryer.

OFFICE/STUDIO

2.55 x 4.40 (8'4" x 14'5")

Recently renovated, generous space with window to front elevation. Spot lighting.

FIRST FLOOR

LANDING

Split level landing.

MASTER BEDROOM

4.01 x 4.51 (13'1" x 14'9")

Large room. Television point. Windows to three aspects.

BEDROOM TWO

3.32 x 3.63 (10'10" x 11'10")

Large double bedroom. Fitted with sliding wardrobes. Bay window to front elevation. Television point.

BEDROOM THREE

3.63 x 3.32 (11'10" x 10'10")

Large double bedroom. Fitted with sliding wardrobes. Window to rear elevation.

BATHROOM

2.24 x 1.66 (7'4" x 5'5")

Panelled 'p' shaped bath with shower over. Vanity sink unit with storage cupboard. Tiling to walls and floor.

WC

1.44 x 0.76 (4'8" x 2'5")

Low level WC.

BEDROOM FOUR

2.26 x 2.25 (7'4" x 7'4")

Single bedroom to front elevation. Television point.

EXTERNAL

Driveway to front elevation.

Offering wrap around garden to rear and side, mainly laid to lawn with mature shrubbery to boundary. Timber fencing and gate to allow access to the front.

ADDITIONAL INFORMATION

SERVICES

Mains gas, electricity and drainage are connected to the property.

APPLIANCES

No appliances have been tested by the agents.





AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

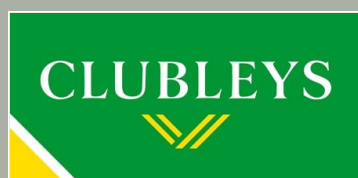
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If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.