



**2 The Lawns, Beverley HU17 7LS**  
**Offers Over £365,000**

- Two double bedrooms
- No onward chain
- Double garage and off-street parking
- Sought after cul-de-sac location
- Large open plan living/dining room
- Good sized gardens
- EPC - D

A generously sized and attractively laid out detached bungalow which offers a superb roomy feel and benefits from two double bedrooms. Offered with no forward chain, the property is situated on an attractive and highly regarded cul-de-sac in the Molescroft area of Beverley and boasts off street parking and double garage. Well presented throughout, the property has a large open plan living/dining room, kitchen, bedroom with en-suite shower room, further double bedrooms and house bathroom. Viewing is highly recommended.

#### **LOCATION**

The property is located on the small and sought after cul-de-sac forming The Lawns which leads off from Driffield Road in the Molescroft area of Beverley.

#### **THE ACCOMMODATION COMPRISES**

##### **ENTRANCE HALL**

Modern composite front door with ornate glass panels and further internal glass panelled timber door leading through into the wide and welcoming entrance hall. Laminate flooring and two storage cupboards.

##### **OPEN PLAN LIVING / DINING ROOM**

25'8 x 18'5 max (7.82m x 5.61m max)

A very generous sized and attractive room. Of an L-shape and providing for flexibility of layout, the room is dual aspect with two windows to the front elevation and further window to the side elevation. A gas living flame fire has a quartz surround.

##### **KITCHEN**

10'9 x 8'4 (3.28m x 2.54m)

Offering a good range of wall and base storage units with oak fronts, laminate worksurfaces and ceramic tiled splashbacks. There is a serving hatch through to the dining area. Slide out space for oven and hob with extractor over, stainless steel 1 1/2 bowl sink and drainer. uPVC glass panelled door providing access to the side of the property and window to one side.

##### **BEDROOM 1**

14'6 x 12'10 (4.42m x 3.91m)

Positioned to the rear of the property, a large double bedroom with a range of fitted wardrobes and window overlooking the garden.

##### **EN-SUITE SHOWER ROOM**

Three piece sanitary suite comprising shower cubicle, wall hung hand wash basin and low level WC. Fully tiled walls and window to the front elevation.

##### **BEDROOM 2**

14'6 x 12'10 (4.42m x 3.91m)

A generous sized double bedroom with fitted wardrobes including eyeline units and matching drawers, window to the rear elevation overlooking the garden.

##### **BATHROOM**

5'4 x 7' (1.63m x 2.13m)

Three piece sanitary suite comprising pedestal hand wash basin, low level WC and panelled bath. Fully tiled walls and floor, window to the side elevation.

##### **OUTSIDE**

The property is set back from the road with a brick sett drive leading to the garage. The front garden is open plan in keeping with the rest of this attractive cul-de-sac with an area of planting to the front.

The rear garden is largely laid to lawn with a coniferous hedge to the rear providing a good level of privacy.

##### **GARAGE**

16'3 x 15' (4.95m x 4.57m)

Up & over door, supplied with light and power, courtesy door to the side. Modern wall mounted Worcester Bosch boiler.

##### **SERVICES**

All mains services are available or connected to the property.

##### **CENTRAL HEATING**

The property benefits from a gas fired central heating system.

##### **DOUBLE GLAZING**

The property benefits from uPVC Double Glazing.

##### **TENURE**

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

#### **VIEWING**

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

#### **FINANCIAL SERVICES**

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email [beverley@qandc.net](mailto:beverley@qandc.net)

#### **EPC RATING**

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective buyers should satisfy themselves as to the accuracy of the floorplan. All areas quoted are approximate. Services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with Metrixpix ©2002