Quick & Clarke
PROPERTY SPECIALISTS

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2 Molescroft Drive, Beverley HU17 7JH

Offers Over £350,000

Beverley | Cottingham | Hornsea | Willerby

- Substantially extended home; Versatile living arrangements
- No onward chain
- Larger than many detached houses; Almost 1,400 square feet
- Outstanding presentation
- Beautiful kitchen day room; Two further receptions
- Four bedrooms
- Corner plot
- Good size garden and substantial off street car parking
- Close proximity to Molescroft primary school
- Council Tax Band: D EPC Rating: C

This traditional semi detached house has been the subject of considerable refurbishment and extension and at almost 1,400 square feet provides more accommodation than many detached properties. The house has been particularly well arranged to suit family living offering a wonderful kitchen day room to the rear overlooking the gardens along with two further reception rooms, utility and cloakroom at ground floor level. To the first floor there are three bedrooms and family bathroom whilst the fourth bedroom is located at second floor level and offers lighter spacious living space with a substantial dormer window.

The property stands on a corner plot with excellent gardens and off street car parking for multiple cars in the particularly popular residential area of Molescroft with close proximity to Molescroft primary school, local facilities and excellent access to Beverley town centre.

LOCATION
The town of Beverley is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
Staircase to first floor with understairs storage cupboard. Timber effect herringbone flooring, cast iron style radiator and PVCu sealed unit double glazed door.

CLOAKROOM
Low level w.c. with wash hand basin. Herringbone timber effect flooring.

LIVING ROOM
12'3" x 13'10" into bay window (3.73m x 4.22m into bay window)
Cast iron fireplace on quarry tile hearth with fireside bookshelves and cupboards. PVCu sealed unit double glazed bay window and radiator.

SITTING ROOM
15'2" x 9'7" (4.62m x 2.92m)
Timber effect herringbone flooring, two sealed unit double glazed skylights, PVCu sealed unit double glazed window to front and French doors to rear garden. Cast iron style radiator.

UTILITY ROOM
6'6" x 5'6" (1.98m x 1.68m)
Fitted units with marble effect work surface and single drainer sink unit. Wall mounted gas fired central heating boiler. PVCu sealed unit double glazed door to outside and towel radiator.

KITCHEN DAY ROOM
18'8" x 12'8" plus 10'0" x 4'4" (5.69m x 3.86m plus 3.05m x 1.32m)
A super range of base units with quartz work surfaces along with integrated one and a half bowl sink and matching centre island with gas hob and electric oven. The kitchen also incorporates a fridge freezer and dishwasher, herringbone timber effect flooring, PVCu sealed unit double glazed windows overlooking the rear garden, door to outside and further French doors to stone seating area.

FIRST FLOOR

LANDING
PVCu sealed unit double glazed window.

BEDROOM 1
15'3" into bay x 11'0" (4.65m into bay x 3.35m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 2
12'0" x 11'0" (3.66m x 3.35m)
PVCu sealed unit double glazed window and radiator. Fitted wardrobe.

BEDROOM 3
7'5" x 7'5" (2.26m x 2.26m)
PVCu sealed unit double glazed window and radiator.

BATHROOM
8'3" x 7'5" (2.51m x 2.26m)
Freestanding bath with monsoon shower in separate cubicle with glazed screen, low level w.c. and vanity wash basin. Panel effect walls, PVCu sealed unit double glazed window and chrome towel radiator.

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.

SECOND FLOOR

BEDROOM 4
13'6" x 10'9" (4.11m x 3.28m)
Fitted wardrobes and drawers and integrated eaves cupboard. PVCu sealed unit double glazed window and radiator.

OUTSIDE
The property stands on a very well proportioned corner plot with substantial gravelled forecourt providing excellent off street car parking along with a small raised flowerbed.

To the rear and side of the property is a lawned garden with two stone and a further gravel seating area and also benefitting from raised flower beds as well as a block built garden store and outside tap.

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 the 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

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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