



QUICK & CLARKE
The Property Specialists

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Farnley 21 Longcroft Park, Beverley HU17 7DY
No onward chain £695,000

- Fabulous sought after location
- Highly regarded cul-de-sac
- Superb kitchen extension
- Attractive and mature gardens
- Convenient for the town centre
- Generous 1930's four bedroom house
- Off street parking and garage
- EPC: D

Rarely available, a superb four bedroom detached family house situated on this most sought after cul-de-sac in Beverley. Having been updated and extended with the addition of a fabulous living kitchen, the property has a beautiful and mature garden.

With a light, bright and tranquil ambiance, the property retains much of the charm of the era in which it was built. Slightly tucked away from the central green, which much of Longcroft Park overlooks, the property has a peaceful feel, particularly in the garden, and also benefits from a slightly elevated position.

Offering three well proportioned reception rooms (inc. the Living Kitchen), the house also has two modern bath/shower rooms, off street parking and garage.

LOCATION

Longcroft Park is without doubt the most desirable cul-de-sac in Beverley. Accessed off and set back from Molescroft Road, the property is in a fabulous peaceful location which still has the benefit of an attractive walk into Beverley town centre, which lies relatively close-by. Surrounded by properties of similar architectural merit, this established and leafy location lies in the most sought after Molescroft area of Beverley with ease of access to the major road network.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Attractive wooden front door with stained and leaded glass panel and further windows to three sides creating a light and bright hallway, staircase to the first floor with oak panelled bannister and cloakroom under.

CLOAKROOM

Back to the wall w.c. and wall hung hand wash basin.

LOUNGE

13'11" x 12'7" (4.24m x 3.84m)

A beautifully proportioned room with bay window to the front elevation. An attractive oak fireplace houses an open grate fire with slate hearth and bookcases in the alcoves to either side.

SITTING ROOM/DINING ROOM

23'6" x 12'6" (7.16m x 3.81m)

Benefitting from the extension to the rear of the property and with space for both living and dining room furniture. French doors lead through directly into the kitchen and there are windows to two further aspects. An open grate fire has a wooden surround and tiled insert with slate hearth.

BREAKFAST KITCHEN

20'11" x 16'5" maximum (6.38m x 5.00m maximum)

A beautiful extension with French doors overlooking the garden and Velux windows. The kitchen has a generous range of wall and base storage units with cream fronts and contrasting granite work surfaces, centre island, five ring gas hob with tiled splashback and extractor over, porcelain one and a half bowl sink and drainer, integrated Neff double oven and microwave, dishwasher and fridge freezer.

UTILITY ROOM

8'10" x 9' (2.69m x 2.74m)

Wall and base storage units with laminate work surfaces, one and a half bowl stainless steel sink and drainer, tiled splashback, space and plumbing for washing machine, Shelia Maid above radiator, further large storage cupboard and uPVC glass panelled door to the side of the property.

FIRST FLOOR

LANDING

BEDROOM 1

12'7" x 12'1" (3.84m x 3.68m)

An attractive room with bay window to the front elevation, modern fitted wardrobes, drawer units and matching bedside units.

BEDROOM 2

13'9" x 12'4" (4.19m x 3.76m)

Fitted wardrobes and window to the rear elevation.

BEDROOM 3

12'10" x 8'1" (3.91m x 2.46m)

Built-in wardrobes and window to the front elevation.

BEDROOM 4

8'8" x 8'2" (2.64m x 2.49m)

Currently used as a study with fitted desks and bookshelf, window to the front elevation and an attractive ornate leaded window providing borrowed light through to the landing.

BATHROOM

Four piece sanitary suite comprising panelled bath, close coupled w.c., bidet and pedestal hand wash basin, partially tiled walls, window to the rear elevation, built-in cupboard and chrome heated towel rail.

SHOWER ROOM

9'3" x 7'11" (2.82m x 2.41m)

Three piece sanitary suite comprising vanity hand wash basin, low level w.c., wide shower with Aqualisa power shower, partially tiled walls, chrome heated towel rail, laminate flooring and window to the rear elevation.

OUTSIDE

The property is set back from Longcroft Park with a flagged parking area leading up to the garage and providing space for at least three cars. Access can be gained down the side of the property to the rear garden, through a timber gate.

The rear garden is a very attractive feature of this house being established with well stocked flower borders and a number of attractive ornamental trees and shrubs. Having shaped lawns and a rockery, to the rear is a large shed and orchard. Peaceful and relatively private, the garden is slightly sloped which adds to its character.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

TENURE

We believe the tenure of the property to be to be Freehold (to 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

EPC RATING

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



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.

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