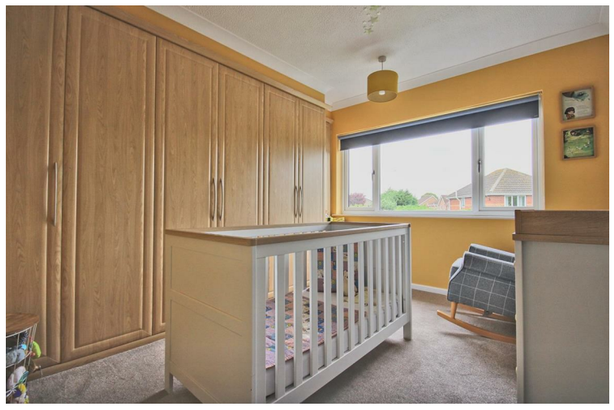
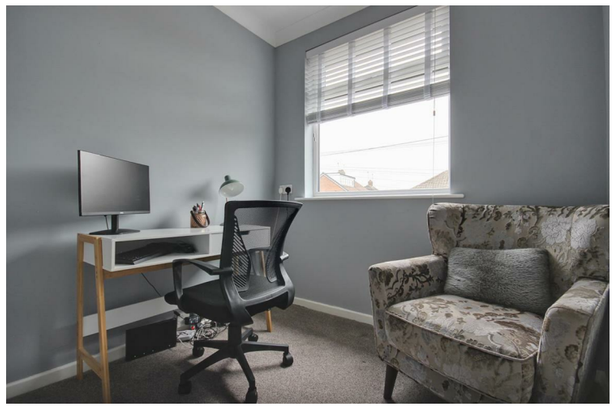
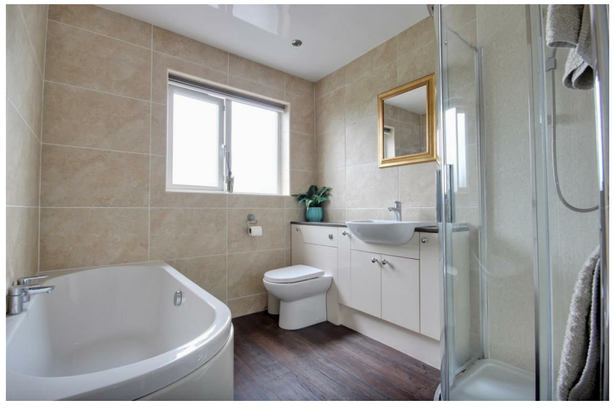

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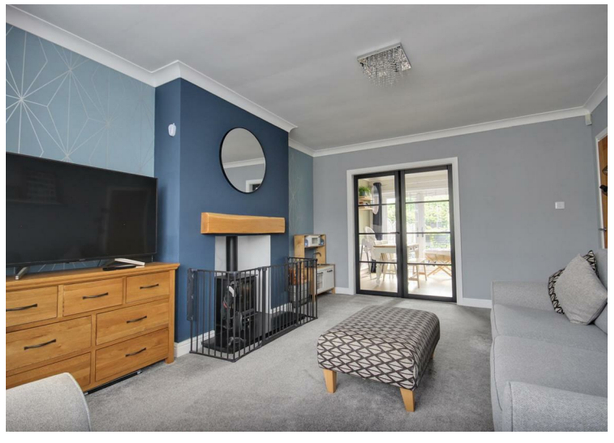
Quick & Clarke

PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk



22 Hill Crest Drive, Beverley HU17 7JL

£320,000

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- Beautiful traditional family house
- Flexibility of layout with open plan dining kitchen
- Close to Molescroft Primary School and amenities
- Recently updated and remodelled
- Kitchen approx 2 years old
- Log burner in living room
- Off street parking with EV charger and detached garage
- Council Tax Band: C
- EPC Rating: D

Recently updated with the addition of a beautiful kitchen (approximately two years old), this fantastic traditional family house is sure to impress. Offering the flexibility of a generous sized living room with a newly fitted wood-burning stove, the property features a beautiful dining kitchen across the rear, two double bedrooms, and a generous single bedroom.

In true move-in condition and boasting a modern four-piece bathroom, the property also benefits from off-street parking, a single garage, and a beautifully tended rear garden.

Situated in one of the most sought-after areas of Beverley and within the catchment area for Molescroft Primary School, viewing is highly recommended.

LOCATION
The property is located on Hill Crest Drive close to its junction with Molescroft Drive in this extremely popular residential location just to the north of the town centre. Extremely popular with families due to the proximity of the Ofsted excellent Molescroft Primary School the property is also convenient for Longcroft Secondary School and the local amenities on Woodhall Way.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
13'9" x 5'11" (4.19m x 1.80m)
Modern composite front door with glass panels and further matching windows to either side. Window to side elevation and stairs to first floor accommodation with storage cupboard under. Attractive oak style laminate flooring which flows through into the dining kitchen.

LIVING ROOM
14'1" x 12'3" (4.29m x 3.73m)
Walk-in bay window to front elevation. The focal point of the room is a recently fitted wood burning stove set in fireplace on a slate hearth with oak mantle above. Contemporary styled double glass panelled doors opening into the dining kitchen.

DINING KITCHEN
18'7" x 13'10" (5.66m x 4.22m)
The dining kitchen encompasses the full width of the rear of the property and overlooks the rear garden. The kitchen was fitted approximately 2 years ago and offers a generous range of wall and base storage units with sage green fronts, solid wood butcher's block work surfaces and ceramic tiled splashbacks. Porcelain sink and drainer, four ring induction hob, integrated oven, dishwasher, washing machine and 60/40 fridge freezer. Peninsular unit with breakfast bar and space for table. Dual aspect with windows to both the side and rear and French doors opening out onto the rear garden in addition to a further single door. Generous sized larder cupboard shelved out for storage and with window.

FIRST FLOOR

LANDING
Stairs to the side.

BEDROOM 1
11'11" x 12'3" maximum (3.63m x 3.73m maximum)
Built-in wardrobes encompassing one wall. Window to rear elevation.

BEDROOM 2
11'10" x 12'3" (3.61m x 3.73m)
With an extensive range of built-in wardrobes and bay window to the front elevation.

BEDROOM 3
7'5" x 7'4" (2.26m x 2.24m)
A generous sized single bedroom. Window to front elevation.

BATHROOM
7'3" x 8'1" (2.21m x 2.46m)
A fully tiled and modern bathroom with four piece sanitary suite comprising corner shower enclosure, vanity unit with back to the unit w.c. and semi-recessed hand wash basin and panelled bath. Window to rear elevation. Chrome heated towel rail.

OUTSIDE
The property is set back from the road with a concrete drive leading down the side of the property through double vehicular gates to the detached garage. There is a small area of garden to the front of the property and an EV car charger.

The rear garden is a beautiful feature of this home having a porcelain tiled floor adjacent to the dining kitchen which leads out onto a lawned garden with a further gravelled seating area situated immediately behind the garage.

GARAGE
A single garage with up and over door, side courtesy door and window.

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.

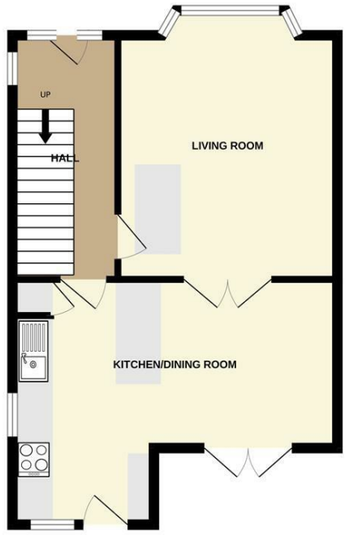
TENURE
We believe the tenure of the property to be Leasehold (this will be confirmed by the vendor's solicitor).

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

GROUND FLOOR



1ST FLOOR

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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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.