



Quick & Clarke

PROPERTY SPECIALISTS

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94 Hill Crest Drive, Beverley HU17 7JL
Fixed Price £199,950

- Two double bedrooms
- Light and spacious living room
- Gardens to front & rear
- Excellent residential locality
- Cul de Sac position
- Off-street parking for two cars & Garage
- Council Tax Band: C
- EPC Rating: D

This beautifully presented, modern semi-detached home will surprise you with the quality of accommodation on offer.

Situated in a peaceful cul-de-sac within the catchment area for the Ofsted 'Outstanding' Molescroft Primary School, the ground floor comprises an entrance hall, a comfortable living room, and a breakfast kitchen. On the first floor are two generously proportioned bedrooms, both complete with fitted wardrobes, alongside a modern bathroom featuring a P-shaped bath with shower over.

Occupying a lovely plot, the property boasts gardens to both the front and rear, excellent off-street parking, and a brick and tile garage. The rear garden provides a private and peaceful setting, offering an ideal space in which to relax and enjoy the outdoors.

Molescroft remains an outstanding residential locality and a highly sought-after area of this historic market town.

LOCATION

The property occupies an enviable cul de sac position on Hill Crest Drive in the heart of 'old' Molescroft - ideal for both Molescroft and Longcroft Schools, the local amenities on Woodhall Way and a convenient 0.9 mile walk to Beverley town centre.

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture.

The town 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

Attractive Stone flooring which flows through the ground floor living space, PVCu sealed unit double glazed door, PVCu sealed unit double glazed window and radiator.

LIVING ROOM

14'5" x 12'9" (4.39m x 3.89m)
Attractive stone flooring, a wide staircase to the first floor and understairs storage cupboard, PVCu sealed unit double glazed window and radiator.

BREAKFAST KITCHEN

12'9" x 9'9" (3.89m x 2.97m)
Extensive range of timber effect base and eye level units with roll edge work surfaces incorporating space for a range with canopy over, one and a half bowl single drainer sink unit, plumbing for automatic washing machine, stone flooring, PVCu sealed unit double glazed window and French doors to garden, radiator.

FIRST FLOOR

LANDING

BEDROOM 1

12'8" x 8'10" (3.86m x 2.69m)
Fitted wardrobes and top boxes, PVCu sealed unit double glazed window and radiator.

BEDROOM 2

12'8" x 8'8" (3.86m x 2.64m)
Fitted wardrobes, built-in airing cupboard housing hot water cylinder, laminate floor, PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

6'4" x 5'9" (1.93m x 1.75m)
Contemporary suite comprising P-shaped bath with electric shower over, wash basin and low level w.c., PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE

To the front of the property is an open plan lawned garden and brick sett private approach road leading to the side tarmacadam driveway.

The rear garden is particularly spacious, having a paved seating area with raised beds beyond which lies a lawned garden with further planting beds.

GARAGE

17'5" x 8'4" (5.31m x 2.54m)
Brick and tile single garage with up-and-over door, personal access door and having light and power laid on.

NOTE - PHOTOGRAPHS

Please note that the internal photographs shown on the brochure and the internet marketing were taken in 2022.

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 PVCu Double Glazing.

TENURE

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

VIEWING

Contact the agent’s Beverley office on 01482 886200 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon

request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.



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 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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