



Molescroft Road, Beverley, East Riding of Yorkshire, HU17 7ED

FINE & COUNTRY

AN EXCITING OPPORTUNITY IN A PRIME LOCATION REQUIRING A COSMETIC MAKEOVER WHICH IS REFLECTED IN THIS VERY REALISTIC PRICE.



Molescroft, arguably the best location in Beverley. This substantial detached property provides generous four double bedroom family accommodation. With four receptions, featuring a large master bedroom suite with separate dressing room and four-piece en-suite. Multiple off-street parking and double garage. The property is offered in move into condition yet would benefit from an update and makeover allowing you to stamp your own style on this blank canvas while significantly increasing its value.

Offered with no chain involved and immediate possession.

Location

Beverley is an extremely popular Historic Market Town with a wide range of facilities and special attractions including the Minster, the Westwood and Beverley Racecourse. The town is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull. Boasting several good quality restaurants and bars and a private golf club situated on the Westwood. Beverley lies approximately ten miles to the north of the City of Hull and approximately thirty miles south-east of York and is ideally located for access to the coast and the motorway network. There is a train station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough.

Accommodation

The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floor plan forming part of these sale particulars and briefly comprises as follows:

Entrance Hall

With staircase off, understairs storage cupboard.

Cloakroom & WC

With vanity wash hand basin.

Living Room

Walk-in bay window, dual aspect with patio doors to the rear garden. Feature fireplace with gas fire.





Dining Room
Double French doors to the rear garden, feature fireplace with gas fire.

Sitting Room

Study

Breakfast Kitchen
Connecting door to the dining room. Includes a comprehensive range of floor and wall cabinets with complementing worktops and tiling, single drainer one and a half bowl sink unit. Integrated appliances include refrigerator, freezer, double oven, hob and dishwasher.

Utility Room
Single drainer sink unit and plumbing for automatic washing machine.

First Floor Landing
Built-in airing cupboard housing the hot water cylinder plus additional linen cupboard.

Master Bedroom
Open plan to the ...

Dressing Room
Includes a range of fitted wardrobes.

En-suite Bathroom

Half-tiled complementing a three-piece suite comprising panelled bath, pedestal wash hand basin, low level w.c. and bidet.

Bedroom 2

With a range of fitted base units and sink unit.

Bedroom 3

Bedroom 4

Family Bathroom

Includes a five-piece suite comprising panelled bath, independent shower cubicle, pedestal wash hand basin, low level w.c. and bidet.

Outside

The property stands particularly well on Molescroft Road. A wide entrance provides good access to a spacious parking area in front of a double garage to the side of which is a useful utility area with space for motorhome, caravan or etc., with double wrought iron gates.

The rear garden has been well landscaped and not overlooked, being mainly lawned including a variety of ornamental shrubs and plants.

Tenure

The property is freehold.

Services

Mains gas, water, electricity and drainage are connected to the property.

Central Heating

The property has the benefit of a gas fired central heating system to panelled radiators.

Double Glazing

The property has the benefit of UPVC double glazed windows.

Council Tax

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



Viewings

Strictly by appointment with the sole agents.

Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

Mortgages

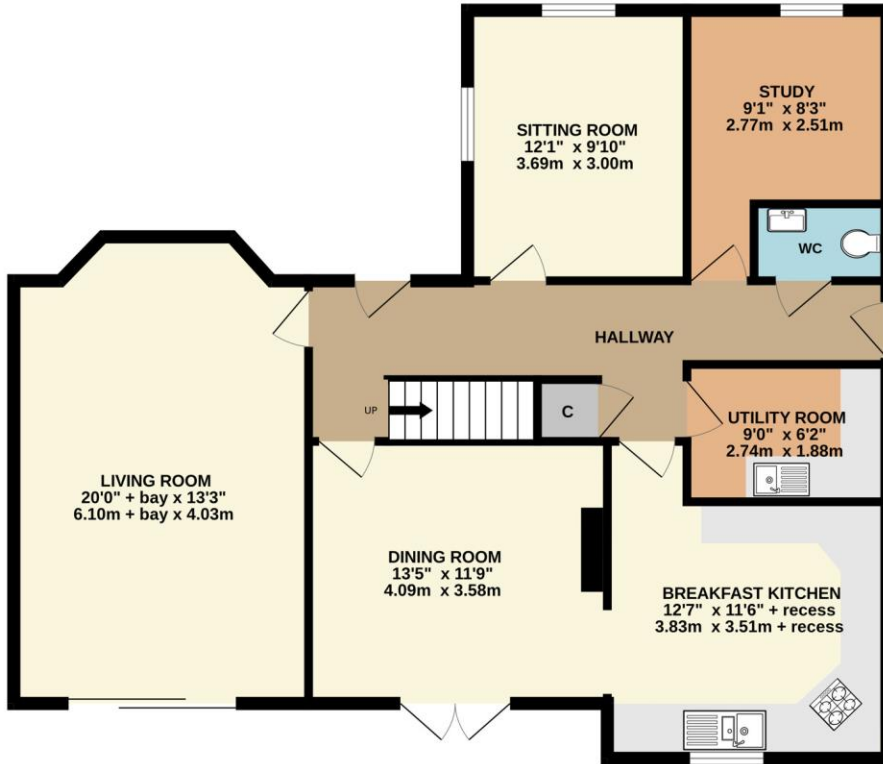
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Valuation/Market Appraisal:

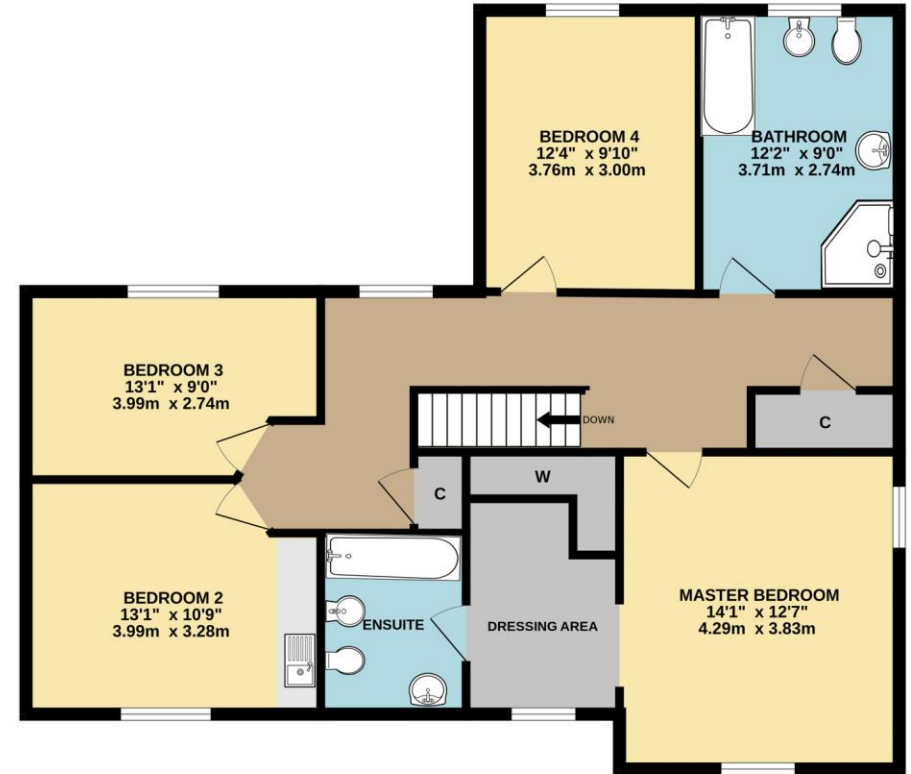
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GROUND FLOOR
1012 sq.ft. (94.1 sq.m.) approx.



1ST FLOOR
1010 sq.ft. (93.9 sq.m.) approx.



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TOTAL FLOOR AREA : 2023 sq.ft. (187.9 sq.m.) approx.

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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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

