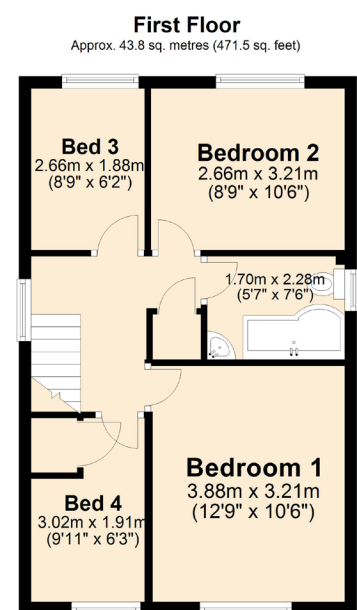


Total area: approx. 99.7 sq. metres (1073.6 sq. feet)

Floorplan of existing building.  
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



£300,000

1 Curlew Close  
Molescroft  
Beverley

**HEATING & INSULATION**

The property has gas-fired radiator central heating and uPVC double glazing.

**SERVICES**

All the mains services are connected to the property. None of the services or installations have been tested.

**TENURE**

The property is held under freehold title with vacant possession on completion

**COUNCIL TAX**

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'D'.

**VIEWING**

Strictly by appointment with the sole agent's Beverley office on (01482) 866844.



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison





# 1 Curlew Close, Molescroft, Beverley, HU17 7QN

## DESCRIPTION

This is a modern detached home which will appeal to buyers seeking a true sun-trap private rear garden and well appointed accommodation in ready to move in condition. The vendors have been improving the house since 2021, completing work on the gas central heating, electrics, garden landscaping, a new fitted kitchen and conservatory upgrade. The four bedroomed accommodation is nicely presented throughout and enjoys a partly walled plot with west facing rear garden in this established part of Molescroft.

## SITUATION

The property is about a mile north of Saturday Market Place in the centre of Beverley's vibrant shopping area where there, and around and about, you will find a wide range of amenities including cafe bars & restaurants, bus and rail stations, a theatre and historic buildings. There are also sports facilities in the town including a leisure centre & swimming pool, golf and horse racing courses on the Westwood common pastures. St Mary's junior school is within about half a mile of the property and playing fields are a shorter walk away together with nearby footpaths and green spaces leading to countryside walks to the north of the town.



## THE ACCOMMODATION COMPRISES:

### GROUND FLOOR

#### ENTRANCE HALL

Radiator.

#### SEPARATE WC

With low level toilet and pedestal wash-hand basin.

#### LOUNGE

Radiator and ornate ceiling cornice. Open plan to:

#### DINING AREA

Understairs cupboard and radiator. Multi-pane double doors open to:

#### CONSERVATORY

A near full-width room with recently replaced roof and uPVC double glazed windows enjoying pleasant views of the private walled garden. Radiator and door to:

#### KITCHEN

Modern fitted cabinets in a grey gloss finish include laminate worktops and integral appliances including dishwasher, oven, hob, fridge and freezer. Plumbing for automatic washing machine.

### FIRST FLOOR

#### LANDING

Airing cupboard with slatted shelves.

#### BEDROOM ONE

Radiator.

#### BEDROOM TWO

Radiator.

#### BEDROOM THREE

Radiator.

#### BEDROOM FOUR

Radiator and bulk-head cupboard housing gas combination boiler.

#### BATHROOM / WC

Fitments including a shower bath with plumbed showerfitment and shower screen, toilet and wash-hand basin. Splashback wall tiling and tiled floor. Heated towel rail and extractor fan.

### EXTERNAL

#### DETACHED GARAGE

(4.91m x 2.71m \ 16'10" x 8'9")

Of brick and tile construction with up-and-over door, electric light and power. Located at the rear of the property with a private driveway leading off Thurlow Avenue. Personal door to rear garden.

### GARDENS

A front garden comprising lawn and borders is enclosed by timber fencing. A garden to the side and rear of the house is contained within a brick boundary wall. This is laid to lawn and includes pathways and a large terrace finished in Indian stone, which enjoys good privacy and has a south-westerly aspect.