



Fairlawn, Beverley, East Riding of Yorkshire, HU17 7DD

FAIRLAWNS IS ONE OF THE MOST SOUGHT AFTER LOCATIONS IN MOLESCROFT WITH ITS UNIQUE  
"TUCKED" AWAY FEEL YET SO IDEALLY LOCATED FOR THE TOWN CENTRE



Located at the head of a small exclusive cul de sac of just five properties we are delighted to present to the market this outstanding detached family home. Built to exacting specifications with enhanced stylish elevations throughout, the property boasts in excess of 2,300 square feet. The meticulously presented accommodation enjoys welcoming hallway, two reception rooms, superb living dining kitchen with a host of built-in appliances, utility room and downstairs w.c. To the first floor are four spacious bedrooms, the principal suite having built-in bedroom furniture and leading to a dressing room and contemporary en-suite shower room. There are an additional three good size bedrooms, two of which are fitted, and a stunning four piece house bathroom. There is a private driveway providing parking for several vehicles and leading to a detached double garage. The rear garden provides spacious, secluded outdoor space and is beautifully designed with a summerhouse located to the head.

With a truly opulent feel throughout this wonderful family home now awaits its new owners and an early viewing is highly recommended.

#### Location

Fairlawn is situated off Cedar Grove in the much sought after Molescroft area of Beverley.

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

##### Ground Floor

A black composite door with glazed inserts leads into..

##### Entrance Hallway

Staircase with oak balustrade and glass panels leading to the first floor accommodation, attractive wood flooring and radiator cabinet, dado rail and window to the side elevation.

##### Lounge

Walk-in bay window to the front elevation and two windows to the side elevation, attractive wood flooring throughout, feature granite fireplace with living flame gas fire fitted.





### Sitting Room

Walk-in bay window to front elevation and window to the side elevation, feature wall mounted living flame gas fire with glass front and chrome surround. A further door leads back into the entrance hallway.

### Cloakroom

Two piece suite in white comprising low level w.c. and pedestal wash hand basin.

### Living/Dining Kitchen

To the kitchen area there are windows to both the rear and side elevations. An extensive range of oak fronted Shaker style base and wall units with large storage drawers complemented by granite work surfaces with matching upstand extending to the breakfast bar area. Stainless steel gas hob with hot plate and contemporary brushed chrome extractor over, integrated wine rack, integrated dishwasher, glass display unit with integral lighting, space and plumbing for an American fridge freezer. Ash wood flooring flows throughout.



### Utility Room

Window to the side elevation, fitted wall and base units, gas central heating boiler, sink unit, space and plumbing for washing machine and space for tumble dryer.

### First Floor Landing

Windows to the front and side elevations and oak balustrade with glass panels.

### Master Bedroom

Window to both the rear and side elevations, ivory gloss fitted wardrobes with matching drawers and units. Opening leading into ...

### Dressing Room

A full wall of ivory gloss wardrobes providing further hanging and storage facilities, dressing table with drawers and window to the rear elevation. A door leads to the ...

### En-suite

Window to the side elevation, four piece modern suite in white comprising twin basins and low level w.c. set in attractive modern vanity unit with storage cupboards, independent shower cubicle with dual head shower all complemented by fully tiled walls and attractive wood laminate flooring plus feature towel radiator.

### Bedroom 2

Window to the front elevation and fitted modern mirrored slide robes providing hanging and storage.

### Bedroom 3

Window to the front elevation, fitted wardrobes providing hanging and storage facilities with matching dressing table and drawers.

### Bedroom 4

Window to the side elevation.

### Family Bathroom

Window to the rear elevation, modern four piece suite in white comprising wash hand basin set in contemporary unit with central tap and vanity above, low level w.c., freestanding bath with central taps, independent shower cubicle, tiled splashbacks to wet areas and tiled flooring. Retro style radiator.

### Outside

A driveway extends to the front of the property and down the side providing ample off street parking. The detached double garage had electric up and over door, power and light. A gate leads to the rear garden.

The front garden is beautifully designed with an array of shrubbery and plants providing a kaleidoscope of colour and textures with a lawn.

The secluded rear garden is of good proportions and features a patio leading down to a sweeping lawn with an array of established, well maintained shrubs and plants There is also a summerhouse to the rear of the garden tucked away behind the garage.

### 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 glazed windows.

### Tenure

We believe the property to be freehold.

### Council Tax

The council tax band for this property is Band C



### 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

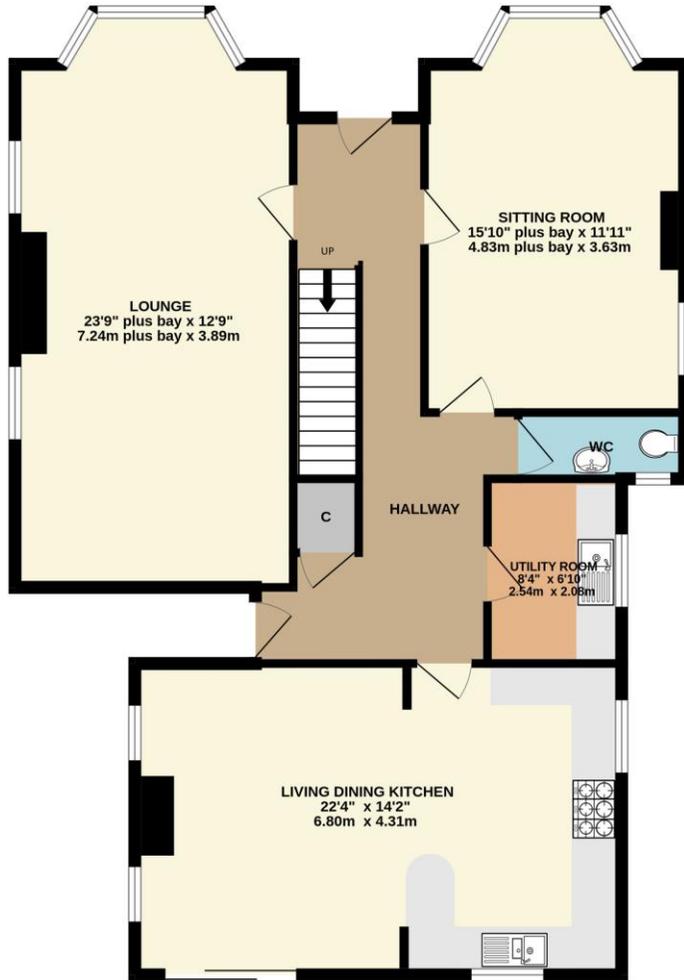
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### Valuation/Market Appraisal:

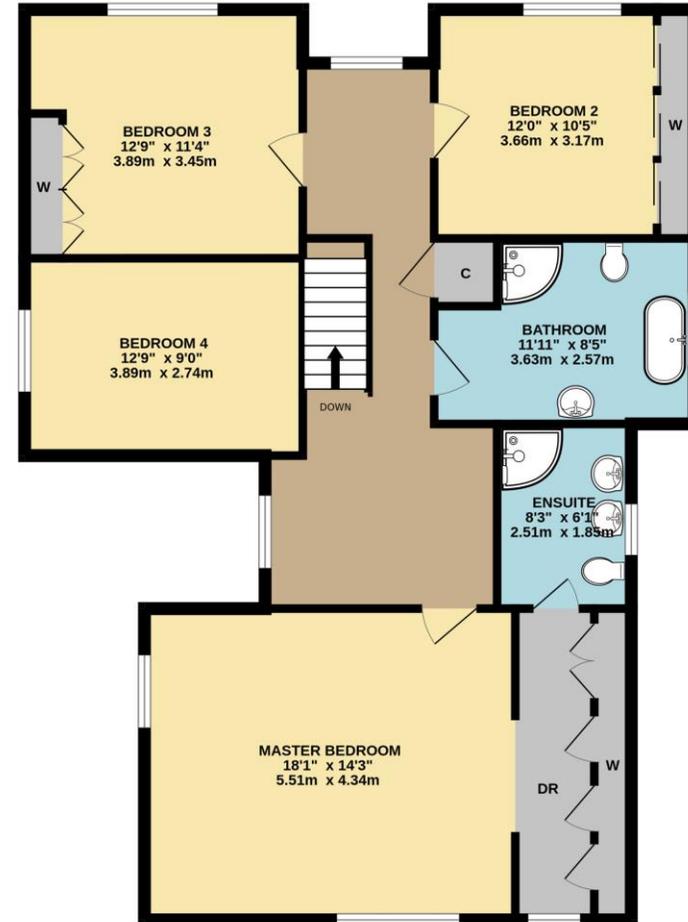
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GROUND FLOOR  
1088 sq.ft. (101.1 sq.m.) approx.



1ST FLOOR  
1036 sq.ft. (96.3 sq.m.) approx.

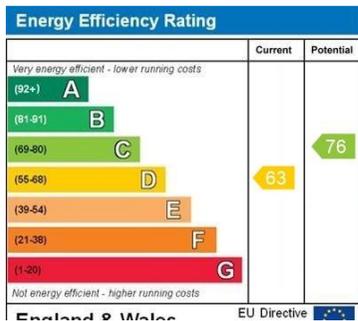


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TOTAL FLOOR AREA : 2124 sq.ft. (197.4 sq.m.) approx.

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8 Kingston Rd, Willerby, Hull HU10 6BN

Tel: 01482 420999 E-mail: Willerby@fineandcountry.com

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: Willerby@fineandcountry.com

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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

