



31 Finch Park, Beverley HU17 7DW
Offers Over £350,000

- Fantastic 3 Bed Detached Bungalow
- Exclusive cul-de-sac Location
- Built by Chris Cammack Builders
- Molescroft Area
- 0.8 Miles from Town Centre
- Mature, Private and Easy to Maintain Garden
- Rear Conservatory
- Drive and Garaging
- Greenhouse and Shed
- EPC Rating: TBC

THE PROPERTY

Originally built by the local and highly regarded Chris Cammack Builders and situated in possibly the most sought after location for such bungalows in Beverley, this superb detached property offers well proportioned and generous living space throughout. In 'move-in' condition but most probably requiring some cosmetic modernisation to suit the new owner's requirements, the property offers fantastic potential. Located on a quiet and exclusive cul-de-sac relatively close (0.8 mi) to the town centre and in the Molescroft area of Beverley, the property has a rear conservatory and a mature and private rear garden.

LOCATION

The property is located on the exclusive cul-de-sac forming Finch Park in the highly sought after Molescroft Area of Beverley. Accessed off Molescroft Park, Finch Park was built by the highly regarded local builder, Chris Cammack, who lived on the cul-de-sac and close by to this property. Situated in the Molescroft Primary School catchment, which lies close by, the position allows for a relatively flat and appealing walk into the town centre (approx 0.8 mi) via New Walk and North Bar Without.

ENTRANCE HALL

14'8" x 18'7" (4.47m x 5.66m)

Of an L-shape and with uPVC front door with glass panel and mat well, doors lead through to the reception rooms. An airing cupboard shelved out for storage and houses the hot water tank.

LIVING ROOM

15'9" x 12'5" (4.80m x 3.78m)

A well proportioned room with window overlooking garden and patio doors opening into the conservatory and ornate stone carved fireplace houses an electric fire.

CONSERVATORY

11'8" x 9'1" (3.56m x 2.77m)

A superb extension to the property and accessed from the Living Room. Being Westerly facing and positioned behind bedroom 1, the conservatory does not have the usual issue of getting too hot. French doors open onto the garden and the conservatory has a tiled floor.

DINING ROOM / BEDROOM 3

9'10" x 9'0" (3.00m x 2.74m)

As with many such bungalows bedroom 3 is currently used as a dining room but allows great flexibility of use. Window to front elevation.

KITCHEN

17'6" x 9'8" (5.33m x 2.95m)

A well looked after kitchen with a generous range of wall and base storage units and matching breakfast bar. With laminate work surfaces and ceramic tile splashbacks, there is a stainless steel sink and drainer, space for fridge/freezer, dishwasher, hob and oven. Window to the front elevation and door through to the lobby and garage.

UTILITY ROOM

7'9" x 5'11" (2.36m x 1.80m)

Base and wall storage units and work surfaces, space and plumbing for washing machine, window to rear elevation

BEDROOM 1

12'11" x 10'4" (3.94m x 3.15m)

An extensive range of fitted wardrobes and overbed units, windows to both front and rear elevations.

BEDROOM 2

12'5" x 8'11" (3.78m x 2.72m)

A window to the rear elevation.

LOBBY

Connecting the kitchen to the cloakroom and the garage and with window to the front elevation and uPVC door into the rear garden.

CLOAKROOM

4'10" x 3'3" (1.47m x 0.99m)

A useful addition to the property and in a position where access can be gained almost directly from the garden. Low level WC and wall hung wash hand basin. Window to the rear elevation.

GARAGE

16'7" x 8'6" (5.05m x 2.59m)

Electric up and over vehicle door, window to side elevation and access into a boiler room where there is the wall mounted gas boiler.

GARDENS

The property has an open plan and large lawned front garden in keeping with the rest of the cul-de-sac. A drive leads to the garage and there is a timber gate to the side of the property providing access to the rear garden.

The rear garden is relatively private, mature and designed with ease of maintenance in mind with decorative gravel and paved areas to reduce the amount of work required and enhance the aesthetics. There is a shed and greenhouse and access can be gained from the conservatory or from the lobby.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property has the benefit of gas central heating.

DOUBLE GLAZING

The property has uPVC double glazing.

TENURE

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

VIEWING

Contact the agents 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.

EPC RATING

For full details of the EPC rating of this property please contact our office.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.