



Total area: approx. 203.7 sq. metres (2192.2 sq. feet)



16 Kempton Close, Molescroft Grange, BEVERLEY, East Yorkshire, HU17 9TG

This immaculately presented five bedroom, four bathroom, detached family house with double tandem garage built by Bovis Homes some 16 years ago offers accommodation on three floors with uPVC double glazing and gas fired central heating. With Entrance Hall, Cloakroom, Lounge, separate Dining Room, Conservatory / Reception Three, quality fitted Breakfast Kitchen, five Bedrooms and four Bathrooms on two floors, first floor Master Bedroom with Ensuite, Guest Bedroom with Ensuite, further Bedroom and Family Bathroom, Guest Bedroom with Ensuite and fifth Bedroom.

Private enclosed fenced garden.

View early to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		80
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Offers In The Region Of £375,000

16 Kempton Close, Molescroft Grange, BEVERLEY, East Yorkshire, HU17 9TG

Built by Bovis Homes some 16 years ago, this five bedroom, four bathroom detached house provides excellent family accommodation on three floors.

The property has been extended and improved by the owners who purchased from new.

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With wood strip floor finish and staircase approach to first floor, high level fuse box, moulded cornice and understairs storage cupboard.

CLOAKROOM

Being half tiled with wood strip floor finish, with low flush WC and pedestal wash basin.

LOUNGE

19'6 x 11'6

With moulded cornice, feature fireplace surround and hearth with gas feature fire and double glazed patio doors giving access to conservatory.



CONSERVATORY / RECEPTION THREE

11'9 x 11'3

With wood strip floor finish with double uPVC doors giving access to the rear garden and integral door to Breakfast Kitchen.



DINING ROOM / RECEPTION TWO

12'6 x 9'6

With wood strip floor finish and moulded cornice.



OPEN PLAN DINING KITCHEN

13'6 x 12'10 max

With Karndean floor finish with stainless steel single drainer sink unit with mixer tap, with rolled edge wood effect working tops, with built in base cupboards and drawers with matching wall storage cupboards, with plumbing for automatic dish washer and plumbing for automatic washing machine, space for wine fridge, large recces for Range Master cooker with splash back, extractor hood canopy over. Central island with built in Breakfast Bar, space for American style fridge freezer, cupboard housing wall mounted gas central heating boiler, provides central heating and domestic hot water. Door to conservatory and hall.

FIRST FLOOR

MASTER BEDROOM

12' x 11'3

With one single and two double built in wardrobe cupboards with;



ENSUITE BATHROOM

With panel bath with shower and mixer tap, pedestal wash basin, low flush WC, electric extractor fan and electric shavers point, the bathroom is fully tiled.

BEDROOM TWO

12'9 x 10'6

With two double built in wardrobes.



ENSUITE

Fully tiled ensuite with low flush WC, pedestal wash basin, shower cubicle with Triton shower and electric extractor fan.

BEDROOM THREE

13' x 9'9

With one single and one double built in wardrobe.

FAMILY BATHROOM

Being fully tiled with panel bath, with shower and mixer tap, pedestal wash basin and low flush WC, electric extractor fan and electric shavers point.

SECOND FLOOR

Landing with large cylinder and airing cupboard.

BEDROOM FOUR

12'9 x 10'6

With three double built in wardrobe cupboard with;



ENSUITE

Being fully tiled with pedestal wash basin, low flush WC, shower cubicle with Triton shower and electric extractor fan.

BEDROOM FIVE

15'9 x 10'

With built in under eaves storage cupboard and loft access point.



DOUBLE TANDEM GARAGE

32' x 9'

With personal rear door, electric up and over door, power and light connected, concrete floor and loft storage area.

OUTSIDE

To the front of the property there is a neatly maintained forecourt garden area, laid to lawn with borders, brick set entrance drive gives access to the double Garage and provides additional off street parking for a further car.

To the rear of the property there is an enclosed, private, well fenced garden area with pedestrian access. The garden is laid to lawn, with a paved patio directly adjoining the rear of the house with access through the conservatory, and there is provision of a cold water tap. There are beds and borders with screening boundary fencing providing a good degree of privacy and security.

TENURE :

We understand the Tenure of the property to be Freehold with vacant possession on completion.

SERVICES :

Mains water, gas, electricity and drainage are connected.

FIXTURES AND FITTINGS :

Various quality fixtures and fittings including Range Master cooker, wine fridge, automatic washing machine and dishwasher may be available by separate negotiation.

VIEWINGS :

Strictly by appointment with sole selling agents, Stanifords, Beverley Office - Tel: (01482) - 866304.

MORTGAGE CLAUSE :

Stanifords Limited provide independent financial advice through Tony Hammond of DB Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

AGENTS NOTE

Under the Estate Agents Act 1979, we must disclose that the sellers of this property are related to an employee of Stanifords.