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Matthew  
**Limb**  
MOVING HOME



*5 Larch Close, Beverley, East Yorkshire, HU17 7ST*

- 📍 Fabulous Detached House
- 📍 Superb Accommodation
- 📍 Beautifully Appointed
- 📍 5 Beds/3 Baths
- 📍 Open Plan Living Kitchen
- 📍 Exclusive Cul-De-Sac
- 📍 Double Garage
- 📍 EPC - B

**£525,000**

## INTRODUCTION

This fabulous detached house provides the very best of modern living in an exclusive cul-de-sac setting, part of a sought after development in the highly desirable area of Molescroft, Beverley. Originally built by Messrs. David Wilson Homes, this lovely property is ideal for family occupation with five bedrooms, two being en-suite, and living accommodation which includes three reception rooms plus a superb open plan living kitchen. There is also a separate utility and downstairs cloaks/W.C. A particular feature is the outstanding entrance reception with its central staircase leading up to the galleried landing above. The accommodation boasts central heating and uPVC framed double glazing. Outside lawns extend to both front and rear and a driveway gives access to the double garage.

## LOCATION

Larch Close forms part of a popular modern development on the fringes of Molescroft which lies to the western side of Beverley town centre. Beverley itself regularly features as one of the best places to live in the country and is a historic market town with an excellent range of facilities together with the renowned Beverley Minster, the open pastureland of the Westwood and its own racecourse. The town also has its own private Golf Club. Retail offerings include multiple national brands together with numerous independent traders, many of which are clustered around the Georgian North Bar Within Quarter, Saturday Market, Wednesday Market and the Flemingate Shopping Centre.

Kingston upon Hull - 11 miles approx

York - 31 miles approx

Leeds - 57 miles approx

Junction 38 of the M62 motorway network - 13 miles approx

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

An outstanding central reception with feature staircase leading up to the galleried landing above. The hallway provides access to all principle rooms and has a useful cloaks/store cupboard situated off.



### W.C

With low level W.C and wash hand basin.



## LOUNGE

18'10" x 15'4" approx (5.74m x 4.67m approx)

A spacious room with double doors and windows to the rear, further window to side and wall mounted TV point.



## LOUNGE - ALTERNATIVE VIEW



## DINING ROOM

14'7" x 9'7" approx (4.45m x 2.92m approx)

With window to front elevation.



### *STUDY*

13'7" x 9'8" approx (4.14m x 2.95m approx)  
With windows to front elevation.



### *OPEN PLAN LIVING KITCHEN*

23'2" x 14'6" approx (7.06m x 4.42m approx)  
A superb space, situated to the rear of the house with windows and double doors leading out. There is ample area for table and chairs and settee etc. A useful storage cupboard is situated to one corner. The kitchen features an excellent range of sleek handleless units with quartz work surfaces, undercounter sink and an AEG double oven, 6 ring gas hob with filter above, integrated dishwasher and a fridge freezer.



### *OPEN PLAN LIVING KITCHEN - ALTERNATIVE VIEW*



*OPEN PLAN LIVING KITCHEN -  
ALTERNATIVE VIEW*



*OPEN PLAN LIVING KITCHEN -  
ALTERNATIVE VIEW*



*UTILITY ROOM*

With fitted units, sink and drainer, plumbing for automatic washing machine. External access door to side drive.

*FIRST FLOOR*



### *GALLERIED LANDING*

A stunning space with window to front elevation and large airing cupboard off.



### *BEDROOM 1*

13'0" x 11'6" approx (3.96m x 3.51m approx)  
Two windows to the front elevation.



### *BEDROOM 1 - ALTERNATIVE VIEW*



### *DRESSING ROOM*

With fitted wardrobes running to one wall.



### *EN-SUITE BATHROOM*

A spacious en-suite comprising twin wash hand basins, W.C, bath and separate shower enclosure.



### *BEDROOM 2*

12'2" x 12'2" approx (3.71m x 3.71m approx)  
Windows to rear elevation.



### *EN-SUITE SHOWER ROOM*

With suite comprising low level W.C, wash hand basin and shower cubicle.



### *BEDROOM 3*

15'7" x 9'1" approx (4.75m x 2.77m approx)  
Windows to front elevation.



### *BEDROOM 4*

14'7" x 9'1" approx (4.45m x 2.77m approx)  
Windows to front elevation.

### *BEDROOM 5*

7'6" x 11'5" max approx (2.29m x 3.48m max approx)  
Window to rear elevation.



### *BATHROOM*

With low level W.C, pedestal wash hand basin, bath and shower enclosure.



### *OUTSIDE*

An open plan garden area extends to the front and a driveway provides parking and access to the double garage. The rear garden is mainly lawned complemented by a decked patio area. There is fencing to the boundaries.



### *TENURE*

Freehold

### *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. We would recommend a purchaser make their own enquiries to verify this.

### *FIXTURES & FITTINGS*

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

### *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982.

*AGENTS NOTE*

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

*PHOTOGRAPH DISCLAIMER*

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

*VALUATION SERVICE*

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

*STAMP DUTY LAND TAX : TEMPORARY REDUCED RATES*

Residential Rates on purchases from 8 July 2020 to 31 March 2021

If you purchase a residential property between 8 July 2020 to 31 March 2021, you only start to pay SDLT on the amount that you pay for the property above £500,000. These rates apply whether you are buying your first home or have owned property before.

You can use the table below to work out the SDLT due:

- Property or lease premium or transfer value SDLT rate
- Up to £500,000 Zero
- The next £425,000 (the portion from £500,001 to £925,000) 5%
- The next £575,000 (the portion from £925,001 to £1.5 million) 10%
- The remaining amount (the portion above £1.5 million) 12%

From 8 July 2020 to 31 March 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

*VIEWING APPOINTMENT*

TIME .....DAY/DATE .....

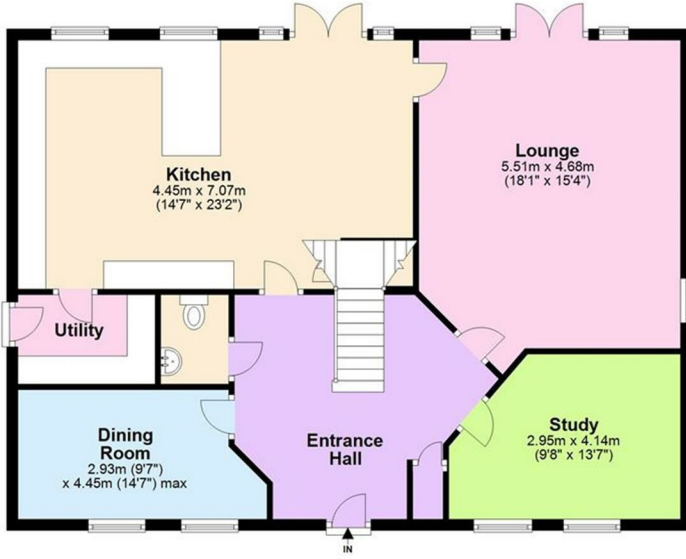
SELLERS NAME(S) .....





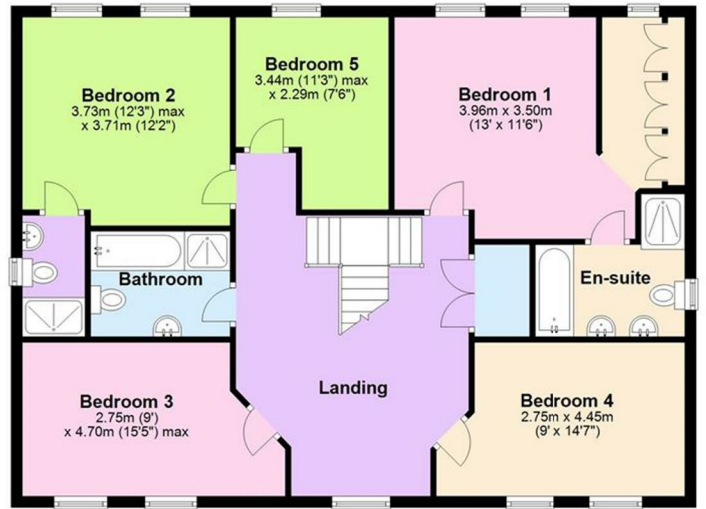
**Ground Floor**

Approx. 101.4 sq. metres (1091.4 sq. feet)



**First Floor**

Approx. 101.4 sq. metres (1091.4 sq. feet)



Total area: approx. 202.8 sq. metres (2182.9 sq. feet)

