



30 Hill Crest, Beverley HU17 7HS
£200,000

- Spacious semi-detached house
- Over 900 sq ft
- Three bedrooms
- Ground floor cloakroom
- Generous gardens
- Off-street car parking
- EPC - awaited

THE PROPERTY

At over 900 square feet this is an extremely well-proportioned three bedroom semi-detached house, situated in the ever popular Molescroft area of Beverley and standing on a good sized plot with gardens to front and rear, along with the benefit of off-street car parking. The property offers living room with kitchen, utility/office and cloakroom at ground floor level, whilst at first floor there are three bedrooms and a family bathroom. The house would make a superb family home and should be viewed to be appreciated.

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

PVCu sealed unit double glazed entrance door and staircase to first floor.

LIVING ROOM

15'10" x 11'2" (4.83m x 3.40m)
Feature log burner, PVCu sealed unit double glazed window to front elevation and radiator.

DINING KITCHEN

19'2" x 10' (5.84m x 3.05m)
Base and eye level units with roll edge work surfaces incorporating a gas hob with electric oven and single drainer sink unit, plumbing for dishwasher, PVCu sealed unit double glazed window overlooking rear garden and door to outside.

UTILITY / OFFICE

9'10" x 4'9" (3.00m x 1.45m)
A multi-function room having fitted desk along with plumbing for automatic washing machine and PVCu sealed unit double glazed window.

CLOAKROOM

Low level WC with corner wash hand basin and PVCu sealed unit double glazed window.

FIRST FLOOR

LANDING

PVCu sealed unit double glazed window.

BEDROOM 1

13' x 10' (3.96m x 3.05m)
Fitted wardrobes, wall mounted gas multi-point water heater, PVCu sealed unit double glazed window and radiator.

BEDROOM 2

11'4" x 9'4" (3.45m x 2.84m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

9'7" x 7'2" (2.92m x 2.18m)
Built-in cupboard housing gas fired central heating boiler, PVCu sealed unit double glazed window and radiator.

BATHROOM

5'10" x 5'6" (1.78m x 1.68m)
Panelled bath with shower over, wash basin and low level WC, PVCu sealed unit double glazed window and radiator.

OUTSIDE

The property stands well back from the road having good sized lawned garden and side driveway offering excellent off-street car parking facility.

To the rear of the property is a good sized decking area beyond which lies a large lawned garden and stone seating area.

GARAGE

Of pre-cast concrete construction with up & over door.

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 Glazing.

TENURE

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

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

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 floorplan 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.