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Estate Agents
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78 Molescroft Park, Beverley, East Yorkshire, HU17 7HY

- Three Bedroom Semi Detached House
- Priced to Allow for Updating and Improvements
- Entrance Hall with Stairs off
- Kitchen with Side Porch
- Garden Areas
- Located on Molescroft Park
- Early Viewing Advised - No Forward Chain
- Lounge and Dining Room
- Three Bedrooms and Shower Room
- Shared Driveway to Single Garage

Offers Over £200,000







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NAEA
National Association of Estate Agents

RICS

78 Molescroft Park, Beverley, East Yorkshire, HU17 7HY

Three bedroom semi detached family house. Located on Molescroft Park which lies off Saint Leonard`s Road. Now ready for a scheme of updating and improvements this well maintained property comprises:- Entrance hall with stairs off, lounge, dining room, kitchen and a side porch. On the first floor there are three bedrooms and a shower room. Low maintenance garden areas to the front and rear. Shared driveway leading to a single garage. Gas fired central heating system and majority double glazing. Viewing via Leonards.











Location
Located off Saint Leonard`s Road and Woodhall Way the property is well placed for amenities nearby including a small parade of shops, schools and medical centre. Situated within close proximity of Beverley town centre and the Flemingate development. 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.

Entrance Hall
Main front entrance door provides access into the property. Feature single glazed window to the front elevation. Window to the side elevation. Radiator. Stairs leading off to the first floor accommodation.

Lounge
4.29m x 4.17m (14' 1" x 13' 8")
Window to the front elevation. Coal effect electric fire with a tiled hearth. Radiator.

Dining Room
2.86m x 2.42m (9' 5" x 7' 11")
Window to the rear elevation. Radiator.

Kitchen
2.85m x 2.54m (9' 4" x 8' 4")
Fitted with a range of base and wall units. Work surfaces with sink unit. Space for appliances. Window to the rear elevation. Under stairs cupboard. Part tiled walls.

Side Porch
2.22m x 1.01m (7' 4" x 3' 4")
Window to the side elevation. Part tiled walls. Rear entrance door.

Landing
Window to the side elevation. Access to roof void.

Bedroom One
3.95m x 2.91m (12' 11" x 9' 6")
Window to the front elevation. Radiator.

Bedroom Two
3.24m x 2.91m (10' 7" x 9' 6")
Window to the rear elevation. Radiator. Cupboard with radiator. Further small cupboard.

Bedroom Three
3.03m x 2.12m (9' 11" x 7')
Measurements include doorway and bulkhead. Window to the front elevation. Cupboard with Worcester gas fired central heating boiler. Radiator.

Shower Room
1.66m x 2.09m (5' 5" x 6' 10")
Suite of shower cubicle with mains shower. Vanity unit with basin. WC. Tiling to the walls. Radiator. Window to the rear elevation.

Outside
The property has low maintenance garden areas to the front and rear. A shared side driveway provides access to the rear garden area and garage.

Garage
5.04m x 2.61m (16' 7" x 8' 7")
Up and over door front access door. Side door. Windows to side and rear.

Anti Money Laundering Compliance
Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

Energy Performance Certificate
The current energy rating on the property is C (72).

Free Sales Market Appraisal/Valuation
Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.

Mortgage Advice
UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings
From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number MOL074078000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees
As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuration fee they receive.

Services
The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested. For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

Tenure
The tenure of this property is currently unregistered at the land registry but believed to be Freehold.

Viewings
Strictly through the sole agents Leonards 01482 375212/01482 330777

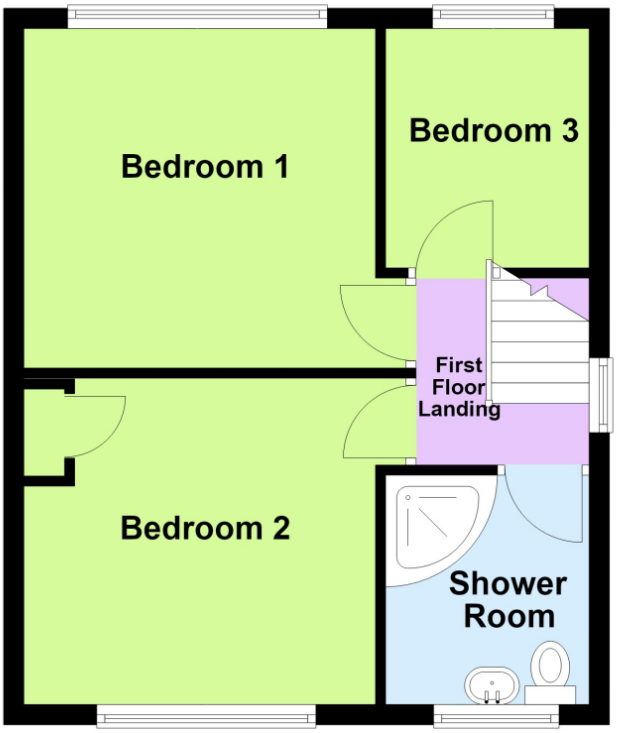




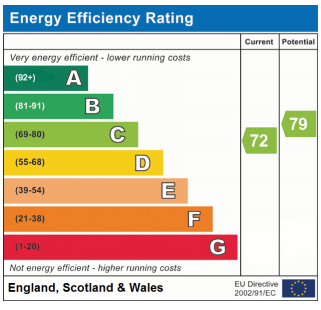
Ground Floor



First Floor



78 Molescroft Park, Beverley



Address: Molescroft Park, Beverley

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