



5 Molescroft Road, Molescroft, Beverley, East Yorkshire, HU17 7DX

FINE & COUNTRY

EXCEPTIONAL FOUR BEDROOM HOME IN HIGHLY DESIRABLE MOLESCROFT ROAD LOCATION



Dive into the charm of Molescroft Road's finest, where opulent living meets quaint charm. This exceptional four-bedroom home, nestled on a quarter of an acre with potential lush garden access, boasts spacious elegance with its three reception rooms, a dining-kitchen delight, and more. Savour the blend of executive living with a pinch of countryside allure, courtesy of nearby Westwood walks and the seamless blend of rural and town lifestyle that Beverley offers. Hear firsthand from the owners who've cherished the balance of accessibility and serene living, admitting a bittersweet farewell to a home that's been more than just a residence but a haven of memories ready for its next chapter.

From the Agent's Perspective

Welcome to a splendid opportunity on Molescroft Road, amidst the pride of Beverley. Catering to those who fancy a slice of executive lifestyle wrapped in the serenity of countryside living, this property is a fine blend of sophistication and comfort.

Occupying a generous quarter-acre lot that kisses the edge of Gallows Lane, the potential for expansion whispers opportunity (with the necessary plans and permissions). Inside, the spread of three lively reception areas merging with an open-plan kitchen and dining area promises a home that's as welcoming as it is luxurious. Adding to the charm are four well-appointed bedrooms, complemented by a master ensuite, a family bathroom, and a thoughtful study area. The wealth of off-street parking and a commodious garage accents the practicality of this home.

Nestled in Beverley—one of England's lifestyle gems—this residence not only basks in the glory of its location but also ensures connectivity and leisure with ease. Indeed, Molescroft Road is not just an address; it's a gateway to a lifestyle coveted by many.





From the Owners' Perspective

Living in this splendid home was nothing short of a dream. Its proximity to town blended seamlessly with the tranquil vibes of country living, a balance that became a daily delight.

The invigorating strolls in Westwood, a stone's throw away, were our personal favourite, especially for our loyal canine companion. The expansive garden hinted at vast potential, and the commanding presence of our home on its plot never failed to impress.

Alas, as seasons change, so does our family's needs. With our children embarking on their own journeys, it's time we turned the page, albeit with a heavy heart. This house, with its unique charm and cherished moments, awaits its next custodians.



Location

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.

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Mortgages

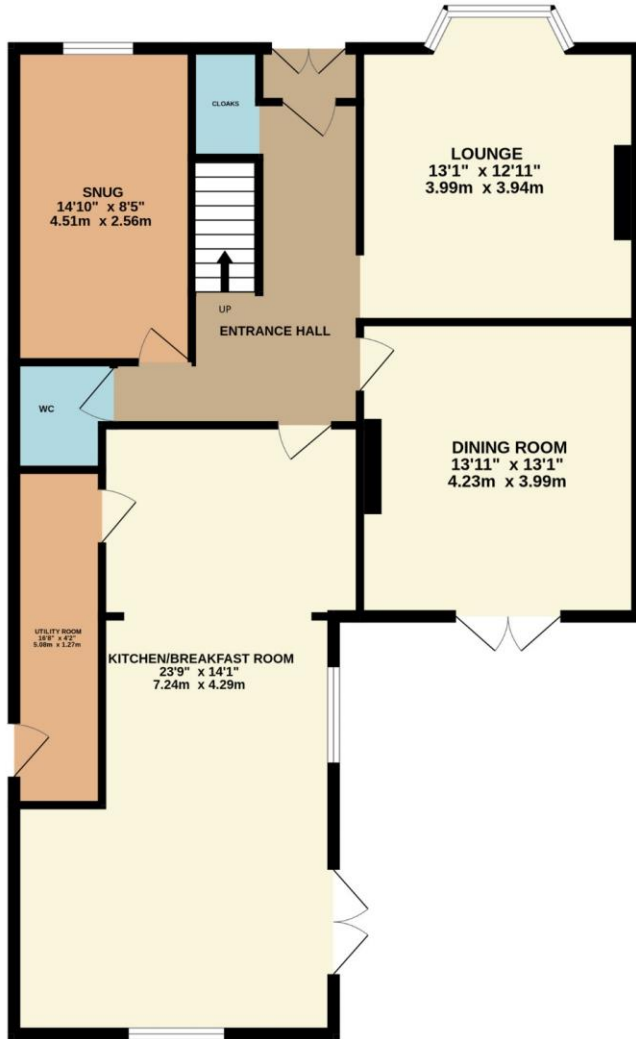
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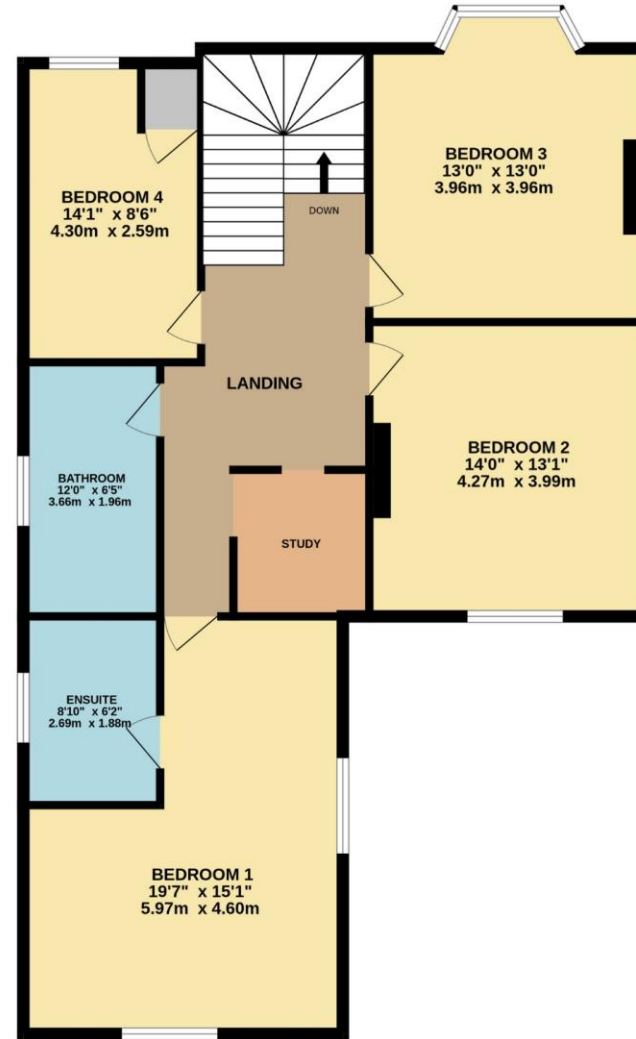
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GROUND FLOOR
1089 sq.ft. (101.1 sq.m.) approx.



1ST FLOOR
1083 sq.ft. (100.6 sq.m.) approx.



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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

