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**Limb**  
MOVING HOME



*17 The Ridings, Molescroft, Beverley, East Yorkshire, HU17 7ER*

- 📍 Desirable Location
- 📍 5 Bed Detached House
- 📍 So Much Potential!
- 📍 Council Tax Band = F
- 📍 Great Plot
- 📍 Far Reaching Views
- 📍 No Chain Involved
- 📍 Freehold/EPC =

**£445,000**



## INTRODUCTION

Viewing can only fully appreciate this five bed roomed detached house which occupies a great plot of nearly a fifth of an acre providing so much potential. Its elevated position also affords far reaching views to the east and south and is particularly desirable being off "The Cedar Grove" in Molescroft, Beverley. Whilst the property has very attractive accommodation in its own right, there is plenty of potential to extend/remodel given the size of the plot (subject to appropriate permissions being obtained). The layout is depicted on the attached floorplan and briefly comprises a good sized lounge with bi fold doors, dining room, fitted kitchen, utility, lobby and cloaks/W.C.. There are five bedrooms, en-suite bathroom and a shower room. The accommodation has the benefit of gas fired central heating to radiators and double glazing being predominantly being uPVC framed. The property is approached across a gravelled driveway flanked by a lawned garden. There is an integral double garage with automated up and over door. The property occupies such a great plot with gardens extending principally to one side and the rear elevation.

## LOCATION

The Ridings is a small residential cul-de-sac situated off the highly regarded The Cedar Grove in Molescroft lying to the west of Beverley town centre. Beverley itself regularly features as one of the most desirable 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 pasture land of The Westwood and its own racecourse. The town also has its own private golf club. The retail offering includes multiple national brands together with numerous independent traders, many of which are clustered around the beautiful Georgian Quarter of the North Bar Within district, Saturday Market, Wednesday Market and the Flemingate Shopping Centre.



## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With stairs leading to first floor off with open area beneath.

### CLOAKS/W.C.

With low level W.C., wash hand basin, cylinder cupboard to corner.

## LOUNGE

A particularly spacious room with large picture window to the front and bi fold doors overlooking and providing access to the rear garden. There is a feature fire surround housing a "living flame" gas fire.



## DINING ROOM

With access via double doors from the hallway. There are two windows to the front elevation.



## KITCHEN

Having an extensive range of fitted floor and wall mounted units with work surfaces, one and a half sink and drainer with mixer tap, integrated oven, five ring gas hob, extractor hood above, plumbing for a dishwasher, picture window overlooking the rear garden to the south.



## UTILITY ROOM

With matching fitted units, work surfaces, double stainless steel sink, plumbing for an automatic washing machine, floor mounted Ideal Mexico 2 gas fired central heating boiler. Sliding door through to the garage. Door leading through to the side lobby/veranda.



## SIDE LOBBY/VERANDA

Of brick and uPVC double glazed construction with external access door leading out to the side garden. Tiled flooring, radiator.



## FIRST FLOOR

### LANDING

Picture window to the northern elevation.

### BEDROOM 1

With window overlooking the garden to the south with far reaching view beyond. Fitted wardrobe with sliding mirrored fronts.







## EN-SUITE BATHROOM

With low level W.C., wash hand basin and spa bath, tiling to the walls. Situated just outside the en-suite lies a useful store cupboard/wardrobe.



## BEDROOM 2

Window to south elevation.



## BEDROOM 3

Window to south elevation.



## BEDROOM 4

Window to south elevation. With fitted shelving.



## BEDROOM 5

A lovely room with window to front elevation and a window to the east which provides far reaching views across Beverley and for miles beyond. The room has a deep cupboard to one corner and further eaves storage area is accessible.





## VIEW



## SHOWER ROOM

With suite comprising low level W.C., pedestal wash hand basin, corner shower cubicle, tiled surround.



## OUTSIDE

The property is approached across a gravelled driveway flanked by a lawned garden. There is an integral double garage with automated up and over door. The property occupies such a great plot with gardens extending principally to one side and the rear elevation.





## REAR VIEW



## TENURE

Freehold

## COUNCIL TAX BAND

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

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

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



## AGENTS NOTE

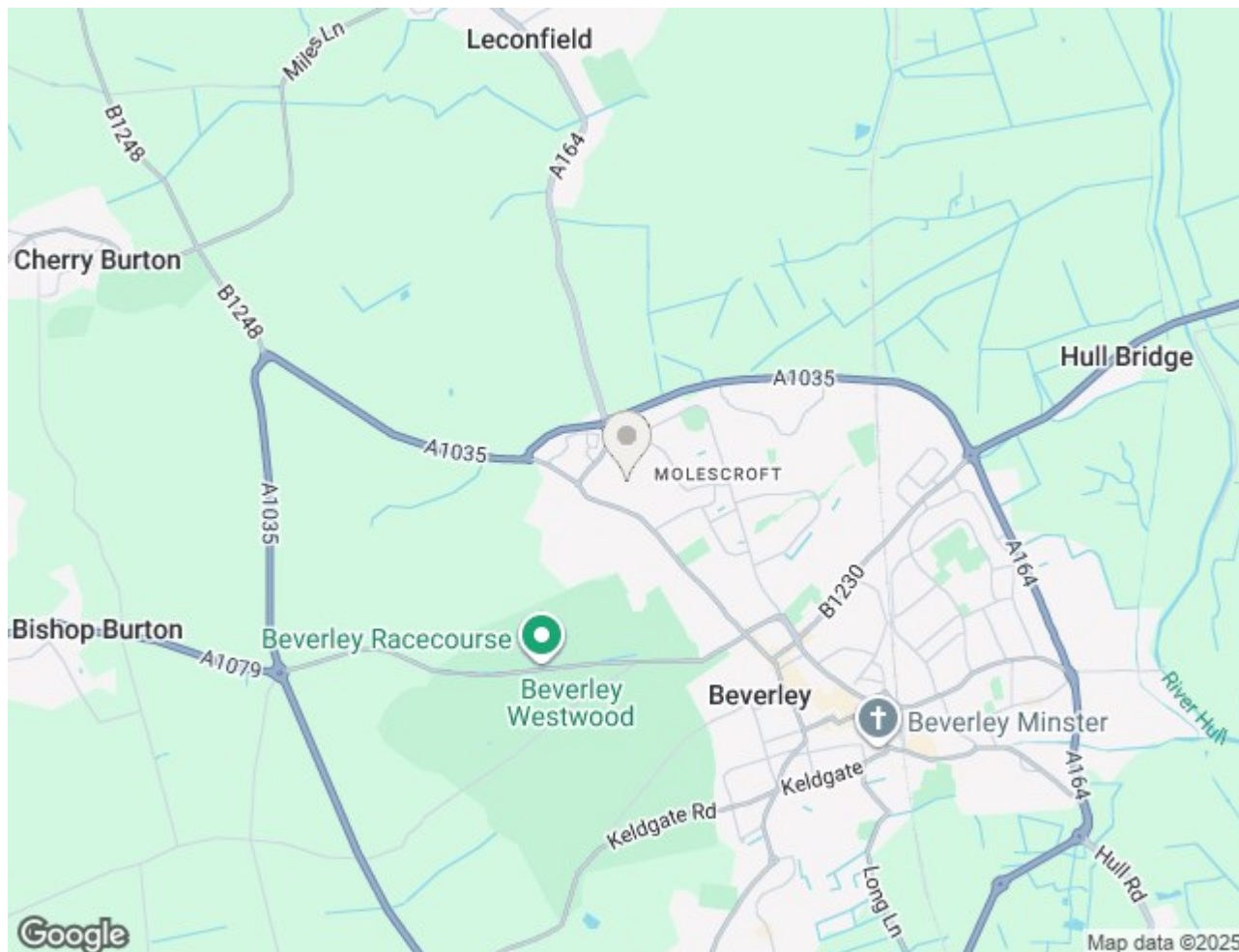
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.










## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	