



Molescroft Brow, 3 Driffield Road, Beverley, East Yorkshire, HU17 7LP

FINE & COUNTRY



OFFERED TO THE MARKET WITH NO ONWARD CHAIN  
SPACIOUS FAMILY HOME WITH VERSATILE ANNEXE IN DESIRABLE MOLESCROFT



Welcome to 3 Driffield Road, a lovely FOUR/FIVE BEDROOM PERIOD PROPERTY situated in a prominent position in the sought-after area of Molescroft. Just a short walk or cycle ride away is the historic town of Beverley, full of HIGH-END AMENITIES, including shops, restaurants, pubs, highly regarded schools and of course the stunning Beverley Minster.



This fantastic home is perfect for families or extended family living, featuring a TWO-STOREY ANNEXE and a GARAGE. The flexible spaces within the annexe could easily be transformed into an INCOME-EARNING Airbnb, a comfortable space for granny or grandad, or even a home office studio. The possibilities are endless!

Inside the main house, you'll find a GRAND ENTRANCE HALL leading to a delightful SITTING ROOM and a bright GARDEN ROOM, perfect for relaxing and enjoying the views of the picturesque well designed, mature gardens. The DINING ROOM and FAMILY ROOM provide ample space for gatherings, while the STUDY offers a quiet space for work or study. The well-maintained KITCHEN is both functional and inviting, creating a lovely heart to the home. The first floor comprises THREE BEDROOMS with TWO DRESSING ROOMS, one of which can easily serve as a FOURTH BEDROOM. There's also a FAMILY BATHROOM, while the second floor boasts an additional large DOUBLE BEDROOM with shower and wash basin and panoramic views over the Yorkshire Wolds.

Outside, the property features extensive parking at the front, beautifully landscaped GARDENS, and a LARGE REAR GARDEN that includes a fantastic tree house, adding character and charm to the outdoor space.







#### From the Agent's Perspective

3 Driffield Road is a unique property that truly has something for everyone. The spacious nature of this FOUR/FIVE BEDROOM home is ideal for family living, and the addition of the TWO-STOREY ANNEXE opens up exciting possibilities. The proximity to Beverley means you can enjoy the local shops and amenities while living in a peaceful area. The main house has been wonderfully renovated and maintained, with a welcoming GRAND ENTRANCE HALL and multiple living spaces catering to any lifestyle.

Each of the bedrooms is generously sized, providing comfortable living for both families and guests. With ample parking and beautiful gardens, this property stands out in the market. I genuinely believe it's perfect for families looking for space and flexibility.

#### From the Client's Perspective

Living at 3 Driffield Road for the last 25 years has been a joy. The location in Molescroft has been perfect for us with excellent schools, good local facilities including shops, pubs and good GP medical practices. We feel that we've enjoyed the best of both worlds as you are only a quick walk or bike ride away from the heart of historic Beverley where you are spoilt for choice with a wide range of restaurants, independent shops, a thriving theatre, cinema and many unique festivals and cultural experiences. Beverley is certainly a special place to live





Our house is very spacious with many rooms and we have enjoyed its great range of family uses. It has been meticulously renovated and we have designed it for flexible living. What we have enjoyed most of all has been the overall sense of space and privacy. The ANNEXE has been a wonderful, versatile space which we have used for a study/library, a yoga space, a TV room, a chill-out room and for a whole range of other uses. The GARDEN ROOM is light and airy and leads onto two very large outdoor entertainment areas. The house and gardens face south and there has always been somewhere to sit in the sun and we have created gardens with numerous individual areas with different uses. It has been a labour of love creating a wonderful space for gatherings of family and friends. This has been our family dream home and we have loved every minute of living here but it is now time for another family to make it their own and to enjoy this fabulous location.

### 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 many 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 is within approximately one hour's driving time to the city 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. There are also 2 direct lines a day from Beverley to London Kings Cross and 6 lines a day via Hull.

#### Tenure

The tenure of 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 E\*

#### 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

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

#### Important Buyer Information

To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.

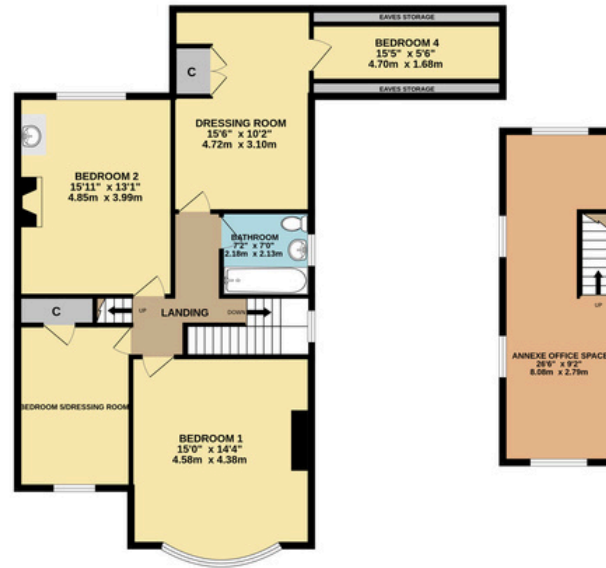




GROUND FLOOR  
1552 sq.ft. (144.1 sq.m.) approx.



1ST FLOOR  
1214 sq.ft. (112.8 sq.m.) approx.



2ND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 3244 sq.ft. (301.4 sq.m.) approx.

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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To find out more or to arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

