



Newbegin, Beverley, East Yorkshire, HU17 8EG

Offers Over £650,000

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Nestled in the heart of Beverley, on one of the town's oldest streets, this stunning Georgian house offers buyers a rare opportunity to put their own stamp on this unique, historical home. With five spacious bedrooms, further loft rooms ready for conversion (subject to the necessary planning consents) and two well-appointed bathrooms, this property is perfect for anyone seeking a one-of-a-kind opportunity to live in the centre of this lovely market town.

As you enter, you will be greeted by a stunning entrance hall with a majestic staircase and three elegant reception rooms, each showcasing original features that reflect the character of this Grade II listed home. A generous kitchen with ample space for a breakfast area overlooks the large, sunny walled garden which provides a tranquil outdoor space, ideal for relaxation or entertaining guests. The garden is complemented by two garages, offering ample parking, a rare find in such a central location.

This property not only offers the potential to create a truly beautiful home but also benefits from being within the catchment area for excellent schools, making it an ideal choice for families. With its rich history and prime location, this Georgian house is a remarkable opportunity for those looking to invest in a piece of Beverley's heritage. Don't miss the chance to make this exceptional property your new home.





Hallway
 Timber door to front aspect, tiled floor, dado rails, cornicing, storage cupboard, power points and grand staircase to upper floors.

Lounge
 Feature open fireplace, coving, dado rail, sash window to front and rear aspect, shutters, radiator & power points.

Dining room
 Panelled walls, open fire, bay sash windows to side aspect, radiator and power points.

Snug / living room
 Fireplace, window to rear aspect, coving, beams, radiator & power points.

Kitchen
 Sash windows to side and rear aspect, range of wall and base units with roll top work surfaces, sink and drainer unit, electric oven, gas hob, extractor hood, space for fridge / freezer and plumbing for dishwasher, coving, tiled floor, radiator and power points.

Utility room
 Window to side aspect, french doors to side aspect, tiled floor, range of wall and base units with roll top work surfaces, space for washing machine, space for dishwasher, sink and drainer unit, cupboard, and power points.



Downstairs toilet / cloakroom
 Tiled floor, radiator, low flush WC, wash hand basin, with vanity unit, door to side aspect, airing cupboard housing boiler and power points.

First floor landing
 Windows to front and rear aspects, coving, dado rail and power points.

Bedroom 1
 Sash window to rear aspect, period fireplace, coving, radiator and power points.

En suite
 Window to rear aspect, low flush WC, wash hand basin with pedestal, walk-in shower, extractor fan, column radiator and laminate floor.

Bedroom 2
 Windows to front and rear aspects, wood floor, loft hatch, radiator and power points.

Bathroom
 Window to rear aspect, Panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin with pedestal, tiled walls, extractor fan and radiator.

Bedroom 3
 Window to side aspect, fitted wardrobes, picture rails, wash hand basin, period fireplace, radiator and power points.



Bedroom 4
Window to side aspect, fitted wardrobes, picture rails, radiator and power points.

Bedroom 5
Window to side aspect and power points.

Loft room 1
Feature fireplace, window to front aspect and power points.

Loft room 2
Window to side aspect and power points.

Loft room 3
Houses water tank

Garden
South-west facing, walled garden which is mainly laid to lawn with mature planting and borders. Patio area, outside tap and outside lights.

Double garage
Electric up and over doors, power and lighting.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		36	80
England & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Approximate Gross Internal Floor Area = 408.9 sq m / 4402 sq ft

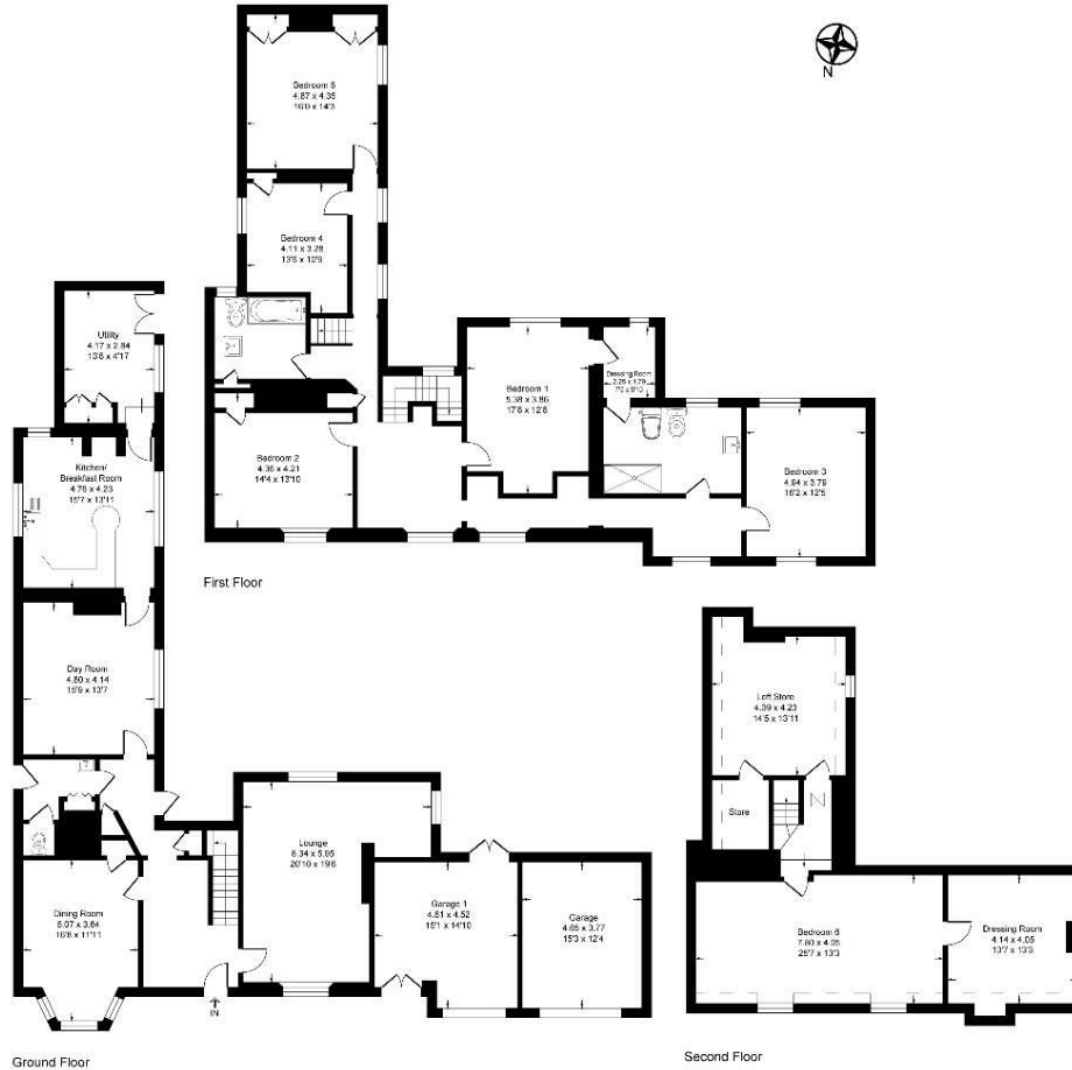


Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01482 861411 | Website: www.hunters.com

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