



Quaker Lane, Beverley, East  
Yorkshire. HU17 8BY

Offers In The Region Of £800,000

**HUNTERS®**  
EXCLUSIVE



# Quaker Lane, Beverley, East Yorkshire, HU17 8BY

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Nestled in the heart of a charming historic town, this delightful 4-bedroom property seamlessly blends modern comfort with the timeless allure of its surroundings. Tucked away from the bustling streets, a hidden gem awaits behind a discreet façade.

The property features four tastefully appointed bedrooms, each offering a tranquil retreat for rest and relaxation. The living spaces are thoughtfully designed, with an emphasis on both functionality and aesthetics. Large windows allow natural light to flood the rooms, showcasing the elegant interior and providing glimpses of the enchanting garden beyond.

One of the highlights of this property is the private garden, a serene oasis concealed within the town's historic fabric. This green sanctuary offers a peaceful escape, where one can unwind amidst lush foliage and fragrant blooms.

This residence is a perfect blend of seclusion and convenience, allowing residents to enjoy the privacy of a tucked-away haven while being just a stroll away from the town's cultural landmarks, quaint shops, and inviting cafes. With its unique combination of historic charm, contemporary comfort, and a secret garden retreat, this 4-bedroom property is a rare find in the heart of this storied town.





#### ENTRANCE HALL

UPVC front entrance door and wood style laminate flooring.

#### REFLECTION/ READING ROOM

Double glazed window to the side aspect, radiator and TV point.

#### UTILITY ROOM

UPVC double glazed window to the side aspect, tiled flooring, space for washing machine, low flush WC, wash hand basin, extractor rail and power points.

#### STUDY

UPVC double glazed window to the front aspect, wood style laminate flooring, radiator and power points.

#### LOUNGE

UPVC double glazed windows to the side aspect, double glazed door leading to garden, coving, feature fireplace with log burning stove, TV point, power points, opening leading to the dining room.

#### DINING ROOM

Double glazed window to the side aspect, double glazed French doors opening to the garden, coving, radiator, TV point and power points.

#### KITCHEN

UPVC double glazed windows to the front and side aspect, a range of wall and base units with work surfaces, tiled splash backs, integrated dishwasher, sink and drainer unit, space for fridge/freezer, space for cooking range, extractor hood, radiator and power points.



#### BEDROOM ONE

UPVC double glazed window to the side aspect, French doors opening to the garden, coving, radiator and power points.

#### BEDROOM TWO

UPVC double glazed window to the side aspect, laminate wood style flooring, fitted wardrobes, radiator and power points.

#### BEDROOM THREE

UPVC double glazed window to the side aspect, laminate wood style flooring, radiator and power points.

#### BEDROOM FOUR/ STUDY

UPVC double glazed window to the side aspect, coving, laminate style flooring, radiator and power points.

#### BATHROOM

UPVC double glazed window to the side aspect, part tiled walls, tiled flooring, four piece bathroom suite comprising; panel enclosed bath with mixer taps, low flush WC, wash hand basin with vanity unit and shower cubicle with mains shower.

#### PARKING

Ample parking.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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