

# HUNTERS®

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## Lairgate

Beverley, HU17 8HN

Offers In Excess Of £650,000



Council Tax: G



# 71 Lairgate

Beverley, HU17 8HN

## Offers In Excess Of £650,000



### Entrance Hall

Wooden glazed entrance door, stone flooring, cornice, radiators, power points and stairs to first floor landing.

### Downstairs Toilet

Window to the rear aspect, radiator with heated towel rail, low flush WC, wall mounted wash hand basin and under stairs cupboard.

### Sitting Room

Georgian sash window to the front aspect, gas feature fireplace, cornice, radiator, telephone and power points.

### Lounge

Georgian sash windows to the front aspect, coving, radiators, gas feature fireplace, TV and power points.

### Dining Room

Georgian window to the rear aspect, cornice, gas feature fireplace and power points.

### Kitchen

Wooden glazed door to the garden, windows to the side and rear aspects, radiator, range of wall and base units with roll top work surfaces, plumbed for dishwasher, sink and drainer unit, space for fridge/freezer, electric oven and gas hob, TV point, power points and boiler.

### Utility Room

Window to the side aspect, butlers sink, space for washing machine and tumble dryer, storage cupboards, alarm and power points.

### First floor landing

Feature arched window to the rear aspect, coving, radiator and airing cupboard.

### Bedroom 1

Georgian sash window to the front aspect, radiators and power points.

### Dressing Room

Window to the front aspect, coving, fitted wardrobes and loft access.

### Bedroom 1 En Suite Bathroom

Window to the side aspect, radiator, feature fireplace, panel enclosed bath with taps, fully tiled shower cubicle with electric shower, low flush WC, bidet, his and hers wash hand basin with vanity unit, heated towel rail and extractor fan.

### Bedroom 2

Georgian window to the front aspect, coving, feature fireplace, radiator, wash hand basin with pedestal and power points.

### Bedroom 3

Georgian window to the rear aspect, coving, feature fireplace, radiator, fitted cupboard, TV and power points.

### Bedroom 4

Window to the side aspect, coving, radiator, feature fireplace, fitted wardrobes and desk, airing cupboard, loft access and power points.

### Bathroom

Window to the side aspect, coving, radiator, panel enclosed bath, low flush WC, wash hand basin with vanity unit and heated towel rail.

### Walled Garden

Mainly laid to lawn with plant and shrub borders, patio area, side and rear paved entrance, outside tap and lights

### Garage

Up and over door, with ample off street parking.

A rare opportunity to acquire a stunning period home in Beverley!

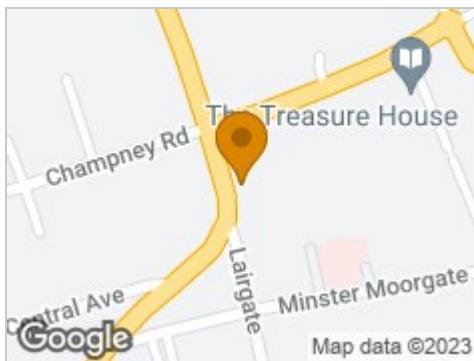
This Grade 2 listed property, formerly a Victorian vicarage, sits proudly on its plot in central Beverley and is surrounded by walled gardens. You can enjoy a gentle 5 minute walk into town to see everything that makes Beverley special: the array of independent shops and restaurants, numerous historic buildings including the famous Minster and the tranquil rolling hills of the Westwood pastures. This property offers the very best of town and country living on your doorstep.

The property has not been listed for sale for forty years and the moment you step through the front door, you can see why. It has a warm and inviting feel yet retains much of the character and charm you would expect from a home of this period.

Arranged over two floors, it has a spacious and flexible layout throughout. The house is ideal for those looking to develop and modernise a property in their own style to create the perfect home.



## Road Map



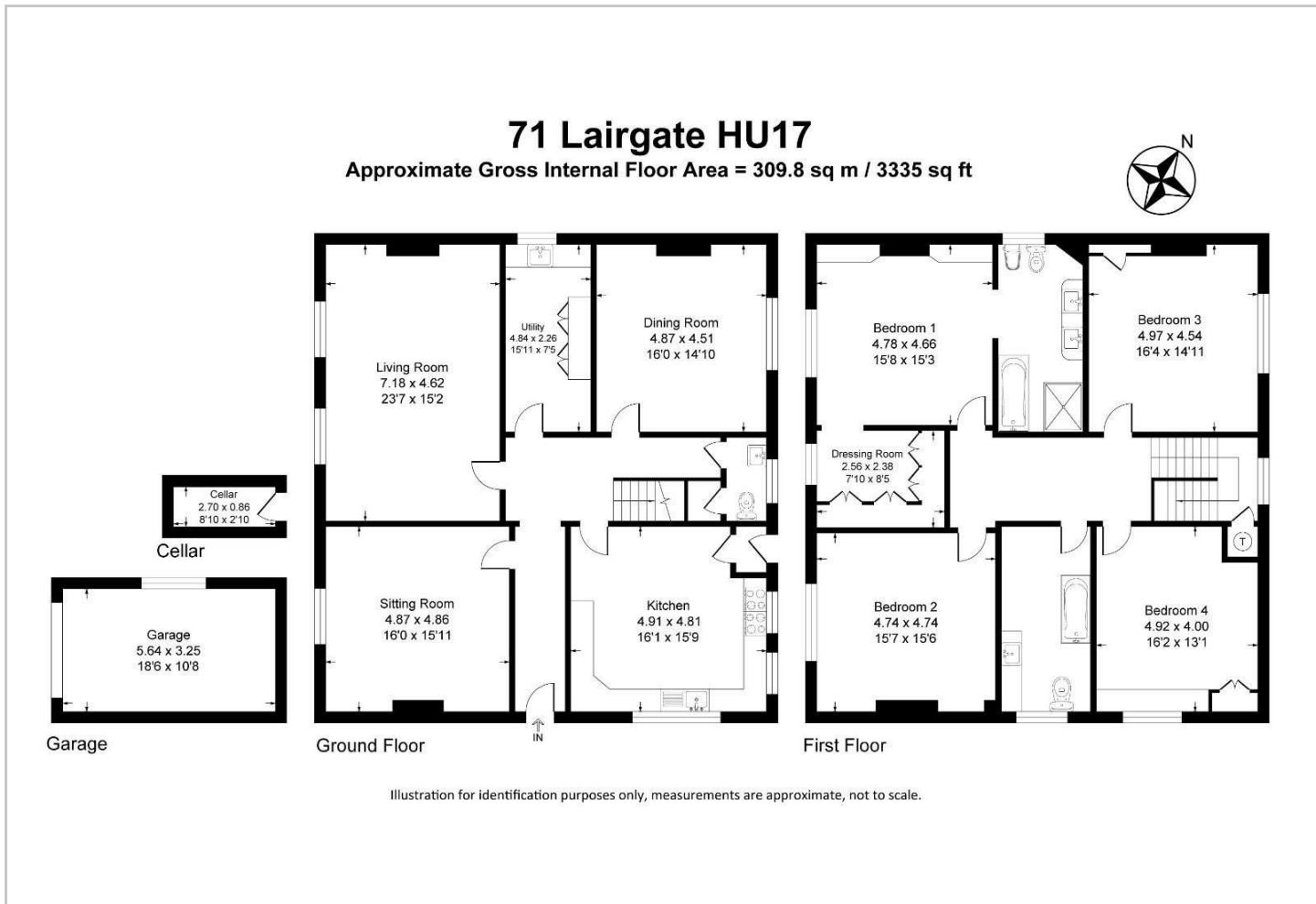
## Hybrid Map



## Terrain Map



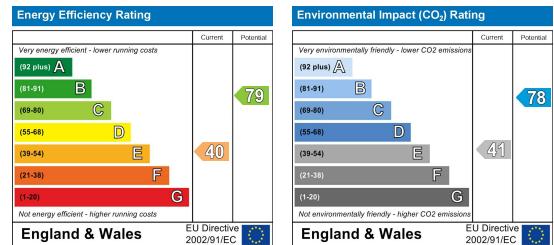
## Floor Plan



## Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.