



**The Beeches, Seven Corners Lane, Beverley, East Yorkshire, HU17 7AJ**  
**Offers Over £850,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**







# **The Beeches, Seven Corners Lane, Beverley, East Yorkshire, HU17 7AJ**

**Offers Over £850,000**

Welcome to The Beeches, Beverley! This charming terraced house boasts not only a prime location in the historic town of Beverley but also stunning views that will take your breath away.

As you step inside, you'll be greeted by two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four bedrooms and two bathrooms, there's plenty of space for the whole family to enjoy.

Located in the heart of Beverley, this property offers the best of both worlds - a peaceful retreat with easy access to all the amenities this historic town has to offer. Whether you're strolling through the cobbled streets or enjoying the picturesque views, you'll feel right at home in this beautiful house.

Don't miss out on the opportunity to make this house your own and wake up to the beauty of Beverley every day. Contact us now to arrange a viewing and start your journey to owning this delightful property on Seven Corners Lane.







### Entrance Hall

Wooden front door, double glazed window to the front aspect, stairs to first floor landing, under stairs cupboard, alarm panel, radiator and power points.

### Downstairs Toilet

Double glazed window to the rear aspect, low flush WC, wash hand basin with vanity unit and heated towel rail.

### Sitting Room

Double glazed window to the front aspect, door onto garden, feature fireplace, fitted cupboard, radiator, TV point and power points.

### Lounge

Double glazed windows to the front aspect, French doors onto garden, coving, feature fireplace, radiator, TV point and power points.



### Dining Room

Double glazed windows to the front aspect, coving, picture rail, radiator and power points.

### Kitchen

Double glazed windows to the front aspect, range of wall and base units with granite work surfaces, tiled splash back, under counter sink, integrated dishwasher, integrated fridge, electric oven, gas hob, extractor hood, radiator and power points.

### Utility Room

Double glazed window to the front aspect, wooden glazed door onto garden, loft access, range of base units with roll top work surfaces, tiled splash back, sink and drainer unit, fitted cupboards, space for washing machine and tumble dryer.

### First Floor Landing

Double glazed windows to the front and rear aspects, beamed ceiling, radiators and power points.



#### Bedroom One

Double glazed window to the front aspect, beamed ceiling, walk in wardrobe with loft access and power points.

#### En Suite Bathroom

Double glazed opaque window to the rear aspect, panel enclosed bath with mixer taps, low flush WC and wash hand basin with pedestal.

#### Bedroom Two

Double glazed window to the front aspect, beamed ceiling, coving, radiator and power points.

#### Bedroom Three

Double glazed window to the front aspect, coving, radiator and power points.



#### Bedroom Four

Double glazed window to the front aspect, radiator and power points.

#### Shower Room

Double glazed opaque window to the front aspect, part tiled walls, tiled flooring, loft access, shower cubicle with mains shower, low flush WC, wash hand basin with vanity unit and radiator with heated towel rail.

#### Garden

Beautifully landscaped garden with plant and shrub borders, paving, outside tap and outside lighting.

#### Material Information - Hunters Beverley

Tenure Type; Freehold

Council Tax Banding; F





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>	61	74
(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	

#### 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.

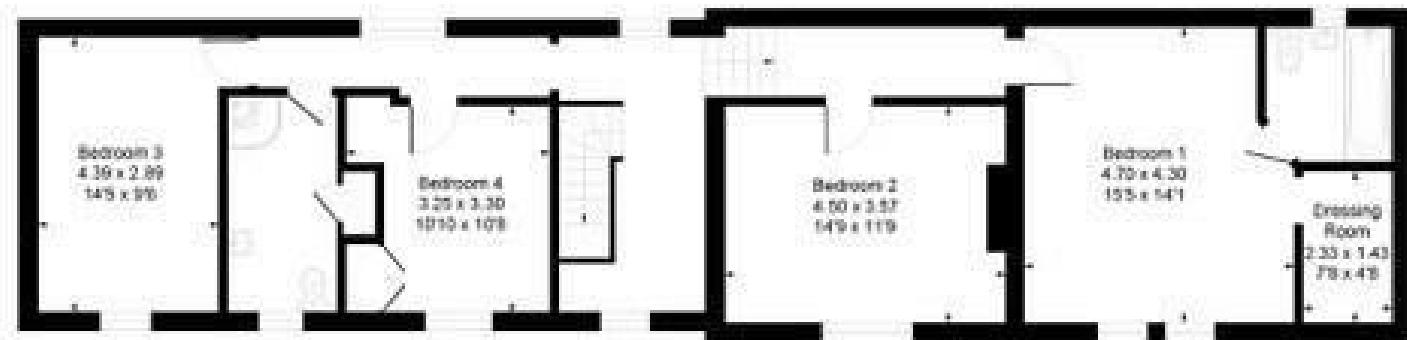
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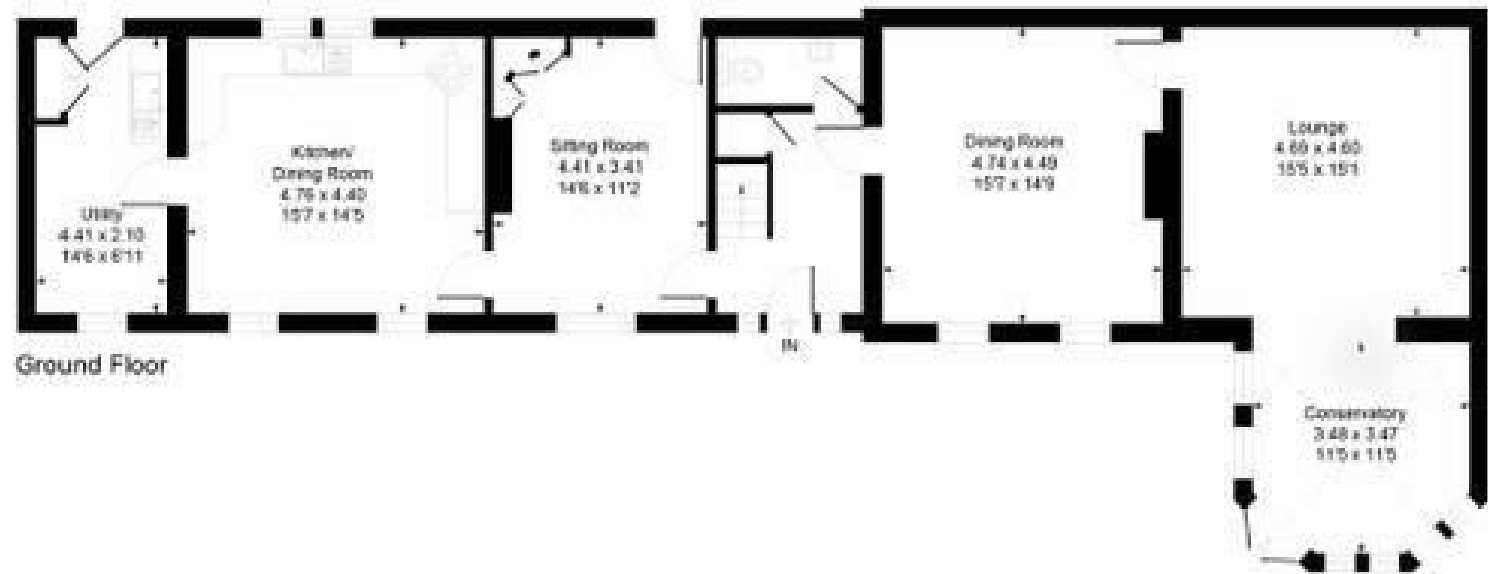
Approximate Gross Internal Floor Area = 214.6 sq m / 2311 sq ft

Garage Area = 30.7 sq m / 331 sq ft

Total Area = 245.3 sq m / 2642 sq ft



First Floor



Ground Floor



Garage

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](http://www.hunters.com)

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