



Norfolk Street, Beverley, East Yorkshire, HU17 7DN

Asking Price £695,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



# Norfolk Street, Beverley, East Yorkshire, HU17 7DN

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A charming residence nestled in an enviable location within the historic market town of Beverley. Few homes in this area can offer the open green views at the front and proximity to the serene Westwood pastures on one side, and the lively town centre with its array of amenities on the other. This elegant property captivates from the moment you step through the entrance, greeted by high ceilings and a striking staircase. Brimming with character and charm, this home reveals more than meets the eye. The spacious and light-filled layout includes an entrance hall, living room, dining room, modern fitted kitchen, utility room, breakfast room, garden room, and conservatory on the ground floor. Upstairs, there are three spacious bedrooms and two bathrooms off the first-floor landing. Outside, the beautifully landscaped gardens provide a perfect retreat for relaxation and socialising, making it easy to forget you are in the heart of the town.





#### Entrance Hall

Wooden front entrance door, wooden flooring, stairs ascending to the first floor landing, under stairs cupboard, cupboard housing alarm panel, dado rail, radiator and power points.

#### Lounge

Arched feature full length window to the rear aspect, French doors to the garden, cornice, ceiling rose, electric feature fireplace, fitted cabinets and shelving, picture rail, radiator, TV point and power points.

#### Dining Room

Bay window to the front aspect, cornice, electric feature fireplace, fitted cabinets and shelving, dado rail, picture rail, radiator and power points.

#### Kitchen

Window to the side aspect, coving, tiled flooring, a range of wall and base units with granite work surfaces, tiled splash backs, under counter sink, integrated dishwasher, space for fridge/freezer, gas oven and gas hob, extractor hood, extractor fan. radiator and power points.

#### Utility Room

Window to the front aspect, tiled flooring, a range of wall and base units with roll top work surfaces, space for washing machine, space for tumble dryer low flush WC, wash hand basin with vanity unit, heated towel rail and boiler.



#### Breakfast Room

Window to the side aspect, wooden glazed door opening to the garden, coving, radiator and power points.

#### Garden Room

Windows to the side and rear aspects, coving, radiator, TV point and power points.

#### Conservatory

UPVC double-glazed windows to the rear aspect, French doors opening to the garden, tiled flooring and radiator.

#### First Floor Landing

Loft access, dado rail and radiators.

#### Bedroom One

Formerly two rooms this has been opened up to create a Large and naturally light room with windows to rear aspect, fitted wardrobes, fitted dressing table, radiator and power points.

#### Bathroom

Window to the front aspect, tiled walls, four piece bathroom suite comprising; panel enclosed bath with mixer taps, tiled shower cubicle with power shower, low flush WC, wash hand basin with vanity unit and heated towel rail.



#### Bedroom Two

Window to the front aspect, feature fireplace, fitted wardrobes, radiator and power points.

#### Bedroom Three

Windows to the side and rear aspects, coving, fitted wardrobes, radiator and power points.

#### Shower Room

Window to the side aspect, tiled walls, tiled shower cubicle with power shower, low flush WC, wash hand basin with vanity unit, airing cupboard and heated towel rail.

#### Garden

Side entrance to the beautifully landscaped rear garden which is mainly laid to lawn with plant and shrub borders, patio area, outside tap and outside lighting.

#### Material Information - Hunters Beverley

Tenure Type; Freehold

Council Tax Banding;





| 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>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 58                      | 73        |
| 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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## 7 Norfolk street HU17

Approximate Gross Internal Floor Area = 214.5 sq m / 2310 sq ft

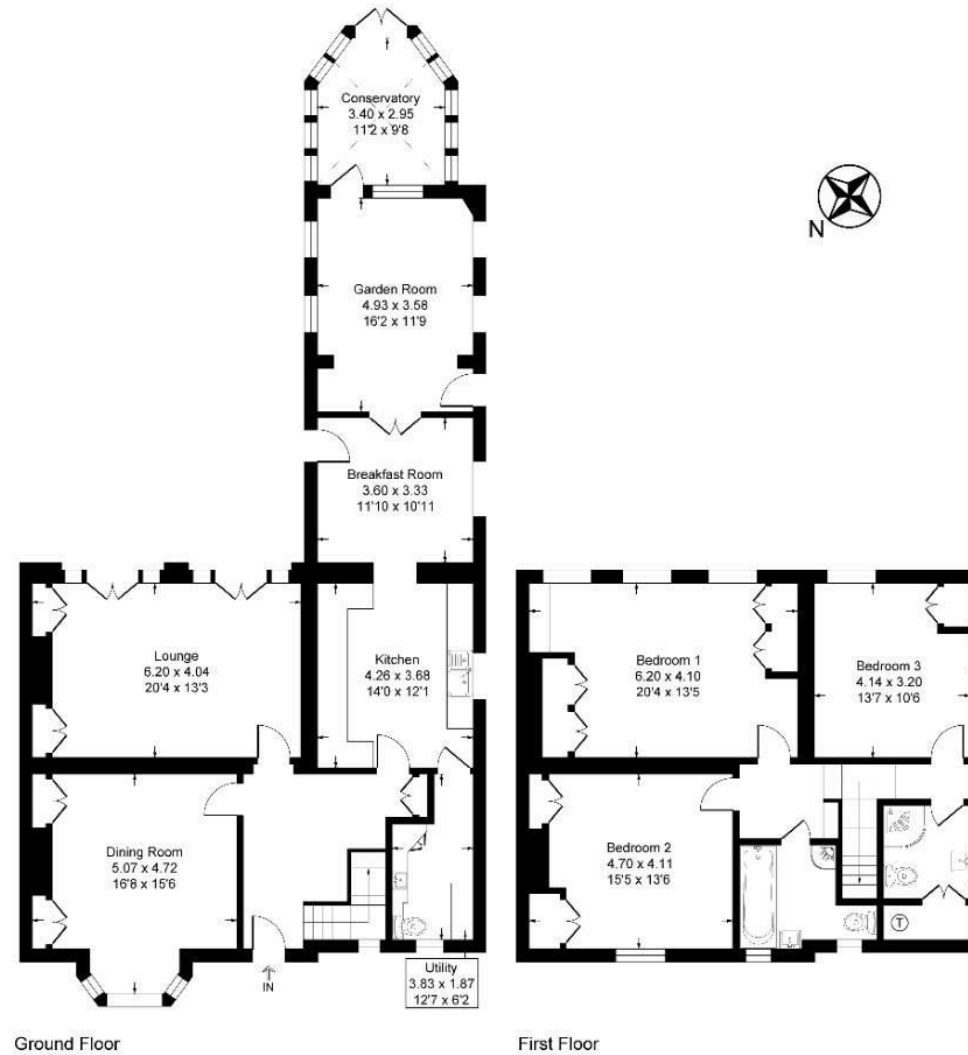


Illustration for identification purposes only, measurements are approximate, not to scale.

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01482 861411 | Website: [www.hunters.com](http://www.hunters.com)

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