



**St. Giles Croft, Beverley, East
Yorkshire. HU17 8LA**

Offers In The Region Of £595,000

HUNTERS[®]
EXCLUSIVE



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THIS IS NOT JUST ONE PROPERTY, BUT TWO! **A SPECTACULAR TRADITIONAL VICTORIAN TERRACED HOME, SITUATED IN ONE OF BEVERLEY'S MOST DESIRABLE LOCATIONS **

St Giles Croft is a highly desirable location in the centre of Beverley with its line of traditional grand terrace houses, situated within walking distance of all this town is famous for. From the tranquil walks along the Westwood pastures to the vibrant, hustle and bustle of the market town. With the very best of town and country living at hand, it is easy to see why this home has been in it's current family for the past forty years.

The double fronted property was once two dwellings and has been modified to create a fabulous three bedroom home with a splendid landscaped garden to the rear, and a spacious one bedroom annexe, with its own entrance to the side aspect. This would make a fantastic air B&B or home for elderly relatives or dependant children.

Offered with no onward chain, this property is sure to not disappoint!





Entrance Hall

Wooden front entrance door, Pitch Pine wooden flooring, radiator, power points and stairs ascending to the first floor landing.

Lounge

Bay window to the front aspect, cornice, ceiling rose, Engineered oak wooden flooring, underfloor heating, open feature fireplace, TV point and power points.

Dining Room

Wooden glazed doors to the rear aspect, wooden flooring, picture rail, under stairs storage cupboard, fitted cabinets, radiator and power points.

Breakfast Room

Window to the side aspect, cornice, Victorian feature Range, radiator, Pitch Pine wooden flooring and power points.

Kitchen

Double glazed window to the side aspect, wooden Bi-Folding doors to the garden, a range of wall and base units with roll top work surfaces, tiled splash backs, sink and drainer unit, integrated dishwasher, integrated fridge, underfloor heating, electric oven, electric hob, extractor hood and power points.

Utility Room

Window to the side aspect, Velux window to the rear aspect, a range of wall and base units with work surfaces, space for washing machine and tumble dryer, low flush WC, wash hand basin, radiator and power points.



Landing

Stairs leading to the second floor, fitted wardrobes and power points.

Bedroom One

Windows to the front aspect, fitted cupboards, ornate feature fire place, radiator and power points.

Bedroom Two

Window to the rear aspect, fitted cupboards, radiator and power points.

Second Floor Landing

Sky light to the front aspect, wooden flooring and fitted shelving.

Bedroom Three

Sky light to the front aspect, Velux window to the rear, radiator, storage into the eaves and power points.

Bathroom

Windows to the front and side aspect, three piece bathroom suite comprising; panel enclosed bath with mixer taps and mains shower over, low flush WC, wall mounted wash hand basin, heated towel rail, tiled walls and extractor fan.

Garden

Side entrance to the rear garden which is landscaped with plant and shrub borders, wood store, decked patio area, outside tap and outside lights.

Annex Entrance

Wooden front entrance door and wooden flooring.



Annex Lounge

Bay window to the front aspect, cornice, ceiling rose, open feature fireplace, radiator, power points, TV point and stairs leading to the first floor.

Annex Kitchen / Diner

Window to the rear aspect, wooden flooring, a range of wall and base units with roll top work surfaces, tiled splash backs, electric oven and hob and power points.

Annex Bedroom

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

Annex Shower Room

Window to the side aspect, shower enclosure with mains shower, low flush WC, wash hand basin with pedestal, utility cupboard with plumbing for washing machine and part tiled walls.





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		
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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4 St Giles Croft HU17

Approximate Gross Internal Floor Area = 202.0 sq m / 2175 sq ft

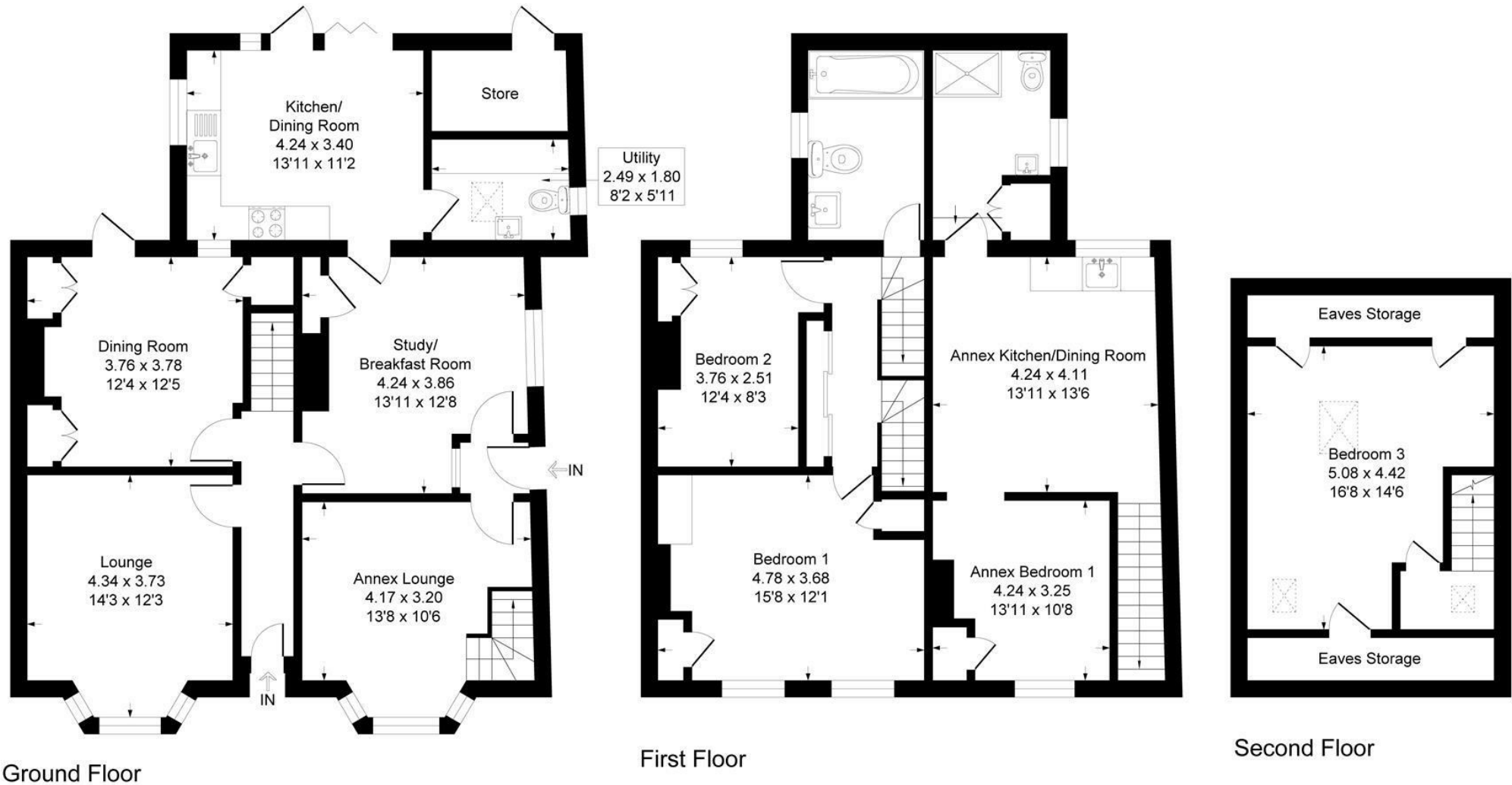


Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing Arrangements

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

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