

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Long Lane

Beverley, HU17 0RN

Asking Price £500,000





# Field View Cottage Long Lane

Beverley, HU17 0RN

Asking Price £500,000



## ENTRANCE HALL

Composite front entrance door, window to the side aspect, tiled floor and power points.

## LOUNGE

UPVC double glazed window to the side aspect, electric blind, bi-folding doors to the front aspect, radiator, tiled floor, multi-fuel burner, exposed beams, power points and TV point.

## KITCHEN/DINING ROOM

UPVC double glazed window to the front aspect, exposed beams, tiled flooring, radiator, range of wall and base units with roll top work surfaces, tiled splash back, storage cupboard, integrated dishwasher, sink and drainer unit, electric oven, induction hob, extractor hood and power points.

## UTILITY ROOM

Composite door to the side aspect, tiled floor, range of wall and base units with roll top work surfaces, tiled splash back, space for washing machine and power points.

## HALLWAY

UPVC double glazed window to the rear aspect, exposed beams, radiator, airing cupboard and power points.

## BEDROOM ONE

UPVC double glazed windows to the front and rear aspect, exposed beams, radiator, TV point and power points.

## ENSUITE

UPVC double glazed window to the front aspect, heated rowel rail, tiled floor, double walk-in tiled shower cubicle with rainfall power shower, wash hand basin with pedestal, low flush WC and extractor fan.

## BEDROOM TWO

UPVC double window to the front aspect, exposed beams, radiator, telephone point, TV point and power points.

## BEDROOM THREE

UPVC double glazed window to the side aspect, tiled flooring, radiator, telephone point, TV point and power points.

## BATHROOM

UPVC double glazed windows to the front and side aspects, heated towel rail, tiled floor, three piece bathroom suite comprising; roll top bath with mixer taps and rainfall main shower over, low flush WC, wash hand basin with pedestal, tiled walls and extractor fan.

## GARDEN

Side gated entrance to the spacious gardens that wrap around the property, large patio area and mainly laid to lawn gardens with plant and shrub borders as well as outside tap and lights. with uninterrupted views of open countryside, this really is the perfect place to enjoy with family and friends.

## PARKING

Off street parking.

## Material Information - Hunters Beverley

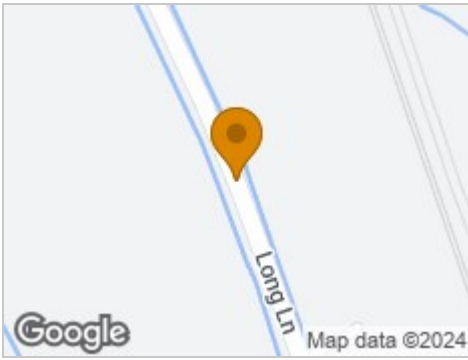
Tenure Type; Freehold

Council Tax Banding; F

Welcome to your modern three-bedroom barn conversion in Beverley, tucked away down a private lane. This charming property boasts a contemporary fitted kitchen with a characterful beamed ceiling, complemented by a cosy lounge featuring a wood-burning stove and windows that frame picturesque views of open fields. With three bedrooms and two bathrooms, ample parking, and the convenience of Beverley just a 1.5-mile stroll away, this home offers the perfect blend of countryside tranquillity and easy access to town life. Your ideal lifestyle awaits in this idyllic setting.



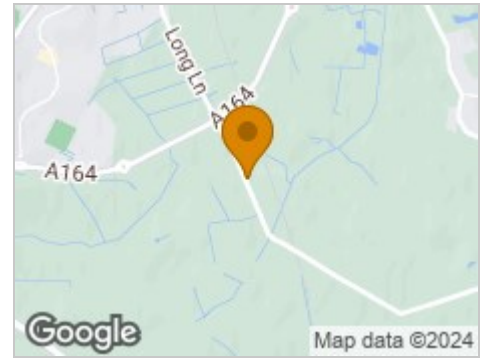
## Road Map



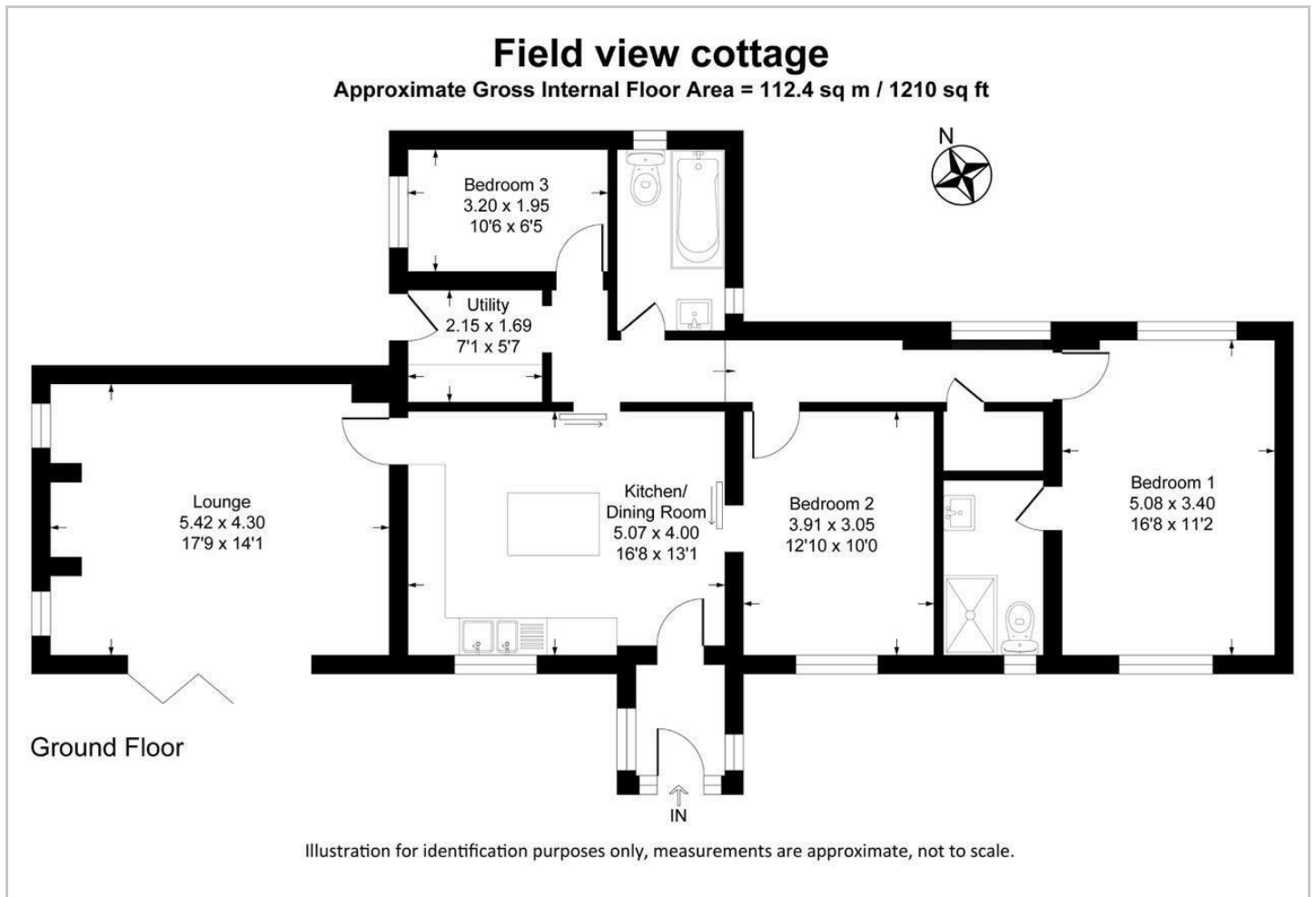
## Hybrid Map



## Terrain Map



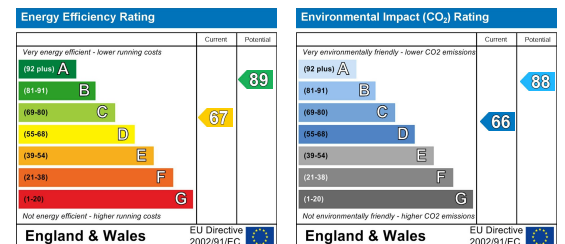
## Floor Plan



## 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.