



**Gallows Lane, Beverley, East Yorkshire, HU17 7FJ**

**Offers In The Region Of £1,400,000**

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



# Gallows Lane, Beverley, East Yorkshire, HU17

7FJ

Offers In The Region Of

£1,400,000

\* No Onward Chain \* Nestled proudly on its corner within the esteemed Peter Ward development, The Old College, this former show home boasts an enviable location bordering the picturesque Westwood pastures. Its prime position offers a perfect balance of town and country living, with all the conveniences of the Georgian market town just a stroll away. Exemplifying the pinnacle of modern luxury, the property has been meticulously crafted to the highest of standards. From the indulgence of underfloor heating to the exquisite open-plan kitchen, dining, and family area seamlessly extending onto the garden, every detail exudes sophistication. This space, the heart of the home, is an entertainer's dream. With a versatile layout on the ground floor and four bedrooms each with an ensuite, this residence caters to every lifestyle need. Whether it's elegant gatherings or quiet relaxation, this home promises an unparalleled living experience. The property briefly comprises; Entrance hallway, downstairs W/C, study, snug, kitchen/dining/dayroom, utility room, landing, Master suite, dressing room, ensuite bathroom as well as a further three doubles bedrooms two of which with ensuite shower rooms and a separate family bathroom, landscaped gardens, double garage and private driveway.





### ENTRANCE HALL

Wooden front entrance door, window to the front aspect, coving, under stairs cupboard with CCTV and alarm panel, power points and stairs ascending to the first floor landing.

### DOWNSTAIRS TOILET

Sash window to the side aspect, tiled flooring, low flush WC, wash hand basin and extractor fan.

### OFFICE

Sash windows to the front and side aspects, TV point and power points.

### LOUNGE

Bay window to the front aspect, French doors opening to the rear garden, coving, feature fireplace with multi-fuel burner, TV point and power points.

### SNUG

Double glazed window to the side aspect, TV point and power points.

### KITCHEN/ DINER/ FAMILY ROOM

Bay window to the front aspect, windows to the side and rear aspects,



French doors opening to the garden, tiled flooring, a range of wall and base units with Silestone work surfaces, island unit with induction hob, double electric oven, extractor fan, sink and drainer unit, hot water tap, wine cooler, integrated fridge/freezer, integrated dishwasher, TV point and power points.

### UTILITY ROOM

A range of wall and base units with Silestone work surfaces, sink and drainer unit, space for washing machine, space for tumble dryer, tiled flooring and power points.

### FIRST FLOOR LANDING

Window to the front aspect, airing cupboard housing boiler, loft access, radiator and power points.

### BEDROOM ONE

Bay window to the side aspect, column radiator, TV point and power points.

### DRESSING ROOM

Frosted window to the side aspect, fitted wardrobes, column radiator and power points.



### EN SUITE

Opaque window to the side aspect, tiled walls, tiled flooring, under floor heating, walk in rainfall shower with power shower, panel enclosed bath with mixer taps, low flush WC, wash hand basin with vanity unit, heated towel rail, light up mirror, extractor fan and shaver point.

### BEDROOM TWO

Windows to the front aspect, column radiator, TV point and power points.

### EN SUITE

Sash window to the side aspect, tiled flooring, under floor heating, walk in double shower with power shower, low flush WC, wash hand basin, heated towel rail and shaver point.

### BEDROOM THREE

Windows to the rear aspect, fitted wardrobes, column radiator, TV point and power points.

### EN SUITE

Window to the front aspect, under floor heating, walk in double shower with power shower, low flush WC, wash hand basin, heated towel rail and extractor fan.

### BEDROOM FOUR

Windows to the front and side aspects, column radiator, TV point and power points.



### BATHROOM

Opaque window to the rear aspect, tiled walls, tiled flooring, under floor heating, walk in double rainfall shower with power shower, separate bath with mixer taps, low flush WC, wash hand basin with vanity unit, heated towel rail and extractor fan.

### FRONT & REAR GARDEN

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

### DOUBLE GARAGE

Insulated and plaster boarded double garage, with electric roller door, power and lighting.

### PARKING

A driveway in front of the garage provides ample off road parking.

### Material Information - Hunters Beverley

Tenure Type; Freehold  
Council Tax Banding; G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		85	89
(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			
<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 = 313.1 sq m / 3370 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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