



St. John Street, Beverley HU17 8HT

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EXCLUSIVE







## St. John Street, Beverley HU17 8HT

**\*\* OPEN VIEWS OF THE HISTORIC BEVERLEY MINSTER\*\* CENTRALLY LOCATED\*\* A MUST VIEW HOME\*\***

Welcome to this stunning grade two listed property located on St. John Street in the charming town of Beverley. This beautiful house boasts 3 reception rooms, providing ample space for entertaining guests or simply relaxing with your family. With 6 spacious bedrooms, there is plenty of room for everyone to enjoy their own private space. Situated in the heart of the thriving Georgian market town of Beverley, this home offers picturesque views of the historic Beverley Minster in all it's glory, creating a serene and peaceful atmosphere. You'll be just a short walk away from all the local amenities and attractions that this vibrant town has to offer. Whether you're looking for a place to call home or the perfect upsize, this property on St. John Street is sure to impress. Don't miss out on the chance to own a piece of this historic town and enjoy the best that Beverley has to offer.





#### **Entrance hall**

Wooden front entrance door, lime stone tiled floor, dado rail, wooden glazed door opening to the garden, understairs cupboard, telephone point, power points and stairs ascending to the first floor landing.

#### **Reception Room 1**

Sash windows to the front aspect, tiled flooring, ornate cornice, ceiling rose, radiator, open feature fireplace, power points, bespoke fitted shelving and storage units.

#### **Reception Room 2**

Sash windows to the front aspect, tiled flooring, fibre optic and satellite connection, feature fireplace, radiator, TV point and power points.

#### **Dining Room**

Window to the rear aspect, tiled flooring, feature fireplace with log burner, radiator and power points.

#### **Kitchen**

Velux window to the side aspect, French doors open onto the garden room, range of wall and base units with solid oak work surfaces, sink and drainer unit, integrated fridge, integrated dishwasher, warming drawer, integrated electric double oven, gas hob, electric upright radiator and power points.

#### **Garden Room**

Double glazed French doors opening onto the garden, Velux windows to the side and rear aspects, tiled flooring, electric radiator and power points.

#### **Utility**

Window to the rear aspect, tiled flooring, drying rack, range of wall and base units with work surfaces, tiled splash backs, boiler, space for washing machine, sink and drainer unit, cupboard housing meters and power points.

#### **First Floor Landing**

Dado rail, under stairs cupboard and stairs, ascending to the second floor landing.





**Bedroom 1**

Sash window to the front aspect with stunning views over the Minster, feature fireplace, coving, fitted wardrobes, radiator and power points.

**Bedroom 2**

Windows to the front aspect with Minster views, coving, feature fireplace, radiator, wig cupboard and power points.

**Bedroom 3**

Sash window to the front aspect, radiator and power points.

**Bathroom**

Windows to the side and rear aspect, coving, roll top bath with mixer taps and shower attachment, high level WC, wall mounted wash hand basin, walk-in fully tiled shower cubicle with mains fed shower, bidet, radiator and heated towel rail.

**Second Floor Landing**

Velux window to the rear aspect and dado rail.

**Bedroom 4**

Sash window to the front aspect, loft access with drop down ladder, radiator, power points and TV point.

**Bedroom 5**

Window to the rear aspect, radiator and power points.

**Bedroom 6/Study**

Velux window to the rear aspect, fitted shelving, storage cupboard, radiator, fibre optic and satellite connection, telephone point and power points.

**2nd floor bathroom**

Velux window to the rear aspect, radiator, airing cupboard, tiled shower cubicle, with mains fed power shower, low flush WC, wash hand basin with pedestal, panel enclosed bath with taps and shaver point.

**Garden**

Rear entrance to the West facing garden which is mainly laid to lawn with plant and shrub borders, patio area, York stone path leading to rear end of garden, shed with power and lighting, greenhouse and brick storage shed.

**Material Information - Hunters Beverley**

Tenure Type; Freehold  
Council Tax Banding; G



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. 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.

# 7 St John's Street, HU17

Approximate Gross Internal Floor Area = 239.9 sq m / 2583 sq ft

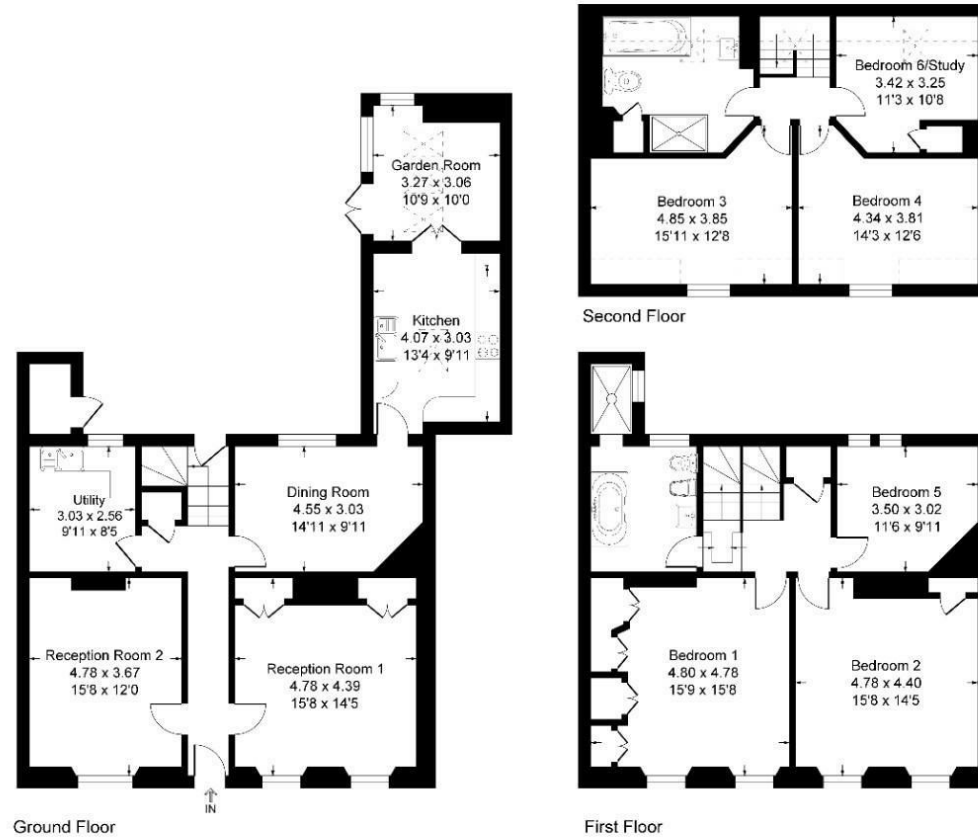


Illustration for identification purposes only, measurements are approximate, not to scale.

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Beverley - 01482 861411 <https://www.hunters.com>

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