



26 Church Road, Beverley, HU17 7EN

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EXCLUSIVE



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Situated on a generous plot in the highly sought-after area of Beverley, this property has been completely transformed from its former self. The current owners have extended and redesigned the interior to create a modern and inviting home. Perfect for a growing family or as a superb downsizing option for those who desire extra space for hosting and socialising with family and friends.

The property boasts two spacious reception rooms and a stunning open-plan kitchen, dining, and family area that opens to the expansive garden. With open views to the rear, you may easily forget you're not in the countryside. Upstairs, you'll find four bedrooms, two of which feature En-suite facilities, along with a well-appointed house bathroom. Off-road parking and a garage complete this exceptional property.





ENTRANCE HALL

Composite front entrance door, port-hole window to the side aspect, tiled flooring and stairs ascending to the first floor landing.

DOWNSTAIRS TOILET

UPVC double-glazed window to the side aspect, tiled flooring, low flush WC, wash hand basin with vanity unit and extractor fan.

STUDY/ FAMILY ROOM

UPVC double-glazed window to the side aspect, radiator and power points.

LOUNGE

UPVC double-glazed window to the front aspect, feature fireplace with log burner, radiator, TV point and power points.

KITCHEN/DINER/FAMILY ROOM

Sliding double-glazed doors opening to the garden, sky lights, tiled flooring, a range of wall and base units with work surfaces, breakfast bar feature, under counter sink and drainer unit, integrated fridge and separate freezer, integrated wine cooler, induction hob with built in extractor fan, 3 x Siemens electric Ovens, Siemens coffee machine with home connect. feature log burner, radiators and power points.

UTILITY ROOM

Double-glazed door to the side aspect, tiled flooring, a range of wall and base units with roll top work surfaces, tiled splash backs, sink and drainer unit, space for washing machine, space for tumble dryer, boiler and power points.

FIRST FLOOR LANDING

UPVC double-glazed windows to the front and rear aspects, stairs leading to the second floor landing, radiator and power points.

BEDROOM ONE

UPVC double glazed window to the front aspect, radiator and power points.

DRESSING ROOM

UPVC double glazed window to the front aspect, loft access, radiator and power points.

EN SUITE

UPVC double glazed window to the front aspect, tiled flooring, tiled shower cubicle with power shower, low flush WC, wash hand basin, heated towel rail and extractor fan.



BEDROOM TWO

UPVC double glazed window to the front aspect, fitted wardrobes, radiator and power points.

BEDROOM THREE

UPVC double glazed windows to the rear aspect, radiator and power points.

EN SUITE

Tiled flooring, shower cubicle with mains shower, low flush WC, wash hand basin with vanity unit and extractor fan.

BATHROOM

UPVC double glazed opaque window to the rear aspect, part tiled walls, tiled flooring, four piece bathroom suite comprising; free standing bath with mixer taps, double shower enclosure with mains shower, low flush WC, double wash hand basin with vanity unit, heated towel rail and extractor fan.

SECOND FLOOR LANDING

UPVC double glazed window to the rear aspect, storage into eaves and radiator.

BEDROOM FOUR

UPVC double glazed window to the rear aspect, radiator and power points.



GARDEN

Side entrance to the rear garden which is mainly laid to lawn with plant and shrub borders, fabulous open views to the rear, large paved patio area, outside tap, power and outside lighting.

PARKING

Ample off road parking to the front of the property.

Material Information - Hunters Beverley

Tenure Type; freehold

Council Tax Banding; F

GARAGE

Electric up and over door.



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.



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Approximate Gross Internal Floor Area = 254.6 sq m / 2741 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) A			
(81-91) B			
(69-80) C		72	79
(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		

Viewing Arrangements

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

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