



Malton Road, Beverley, HU17 7QX

Asking Price £695,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE





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**A STUNNING, LIGHT AND SPACIOUS HOME, TRANSFORMED BY IT'S CURRENT OWNER!**

This executive style detached home has been extended by its current owner, to complement, the already fantastic layout from the original new build specification. Its light and flexible accommodation arranged over two floors, has a sociable, family friendly layout, with all the modern comforts you would expect to suite a growing family, but also would make for the ideal downsize home, ready to move in, unpack and enjoy from the off.

The extended layout briefly comprises; Entrance porch / sun room, large and inviting entrance hall, living room, second reception room, large open plan kitchen/dining/day room, utility room and ground floor shower room. A spacious master suite , second bedroom with En-suite facilities, three further double bedrooms and house bathroom are located off the first floor landing. Externally the property has front and rear gardens, double garage and off road parking. Ideally situated for some of the towns highly regarded primary and secondary schools, a bus route for Pocklington school and excellent road links to take you into the city of Hull, York, Motorways and neighbouring seaside towns of Hornsea and Bridlington. Viewings are a must to fully appreciate all this property has to offer.







#### Entrance Hall

Composite front entrance door, tiled flooring, radiator, under stairs cupboard, Telephone and power points, stairs to first floor landing.

#### Downstairs Shower Room

UPVC double glazed window to the side aspect, radiator, heated towel rail, walk-in shower with mains shower, low flush WC, wash hand basin with vanity unit, part tiled walls, shaver point and extractor fan.

#### Study

UPVC double glazed windows to the front aspect, coving, radiator, tiled floor and power points.

#### Lounge

UPVC double glazed window to the front aspect, coving, radiators, tiled flooring, electric feature fire place, TV and power points.

#### Dinning Room

UPVC double glazed French doors to the rear aspect, tiled floor, radiator and power points.

#### Kitchen

Tiled floor, radiator, range of wall and base unit with work surfaces and plyth lights, tiled splash back, integrated dishwasher, sink and drainer unit,



integrated fridge/freezer, double electric oven with gas hob, extractor hood and power points.

#### Utility Room

UPVC double glazed window to rear aspect, composite door to the side aspect, roof lantern, tiled floor with under-floor heating, range of base units with quartz work surfaces, under counter sink, space for washing machine, extractor fan and power points.

#### Orangery

UPVC double glazed bi-fold doors to the rear aspect, roof lantern, tiled floor with under-floor heating, walk-in cupboard and power points.

#### First Floor Landing

Radiators, airing/laundry cupboard and power points.

#### Bedroom 1

UPVC double glazed window to the front aspect, coving, radiators, TV and power points.

#### Dressing Room

UPVC double glazed window to the rear aspect, fitted wardrobes, loft access and power points.



#### En-Suite Bedroom 1

UPVC double glazed window to the rear aspect, radiator, tiled floor, tiled shower cubicle with power shower, low flush WC, wash hand basin with pedestal, part tiled walls and extractor fan.

#### Bedroom 2

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

#### En-Suite Bedroom 2

UPVC double glazed window to the front aspect, radiator, tiled floor, tiled shower cubicle with power shower, low flush WC, wash hand basin with pedestal and extractor fan.

#### Bedroom 3

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

#### Bedroom 4

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

#### Bedroom 5

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



#### Bathroom

UPVC double glazed window to the rear aspect, radiator, 3 piece bathroom suite comprising of :- Panel enclosed bath with mixer taps and mains shower over, low flush WC, wash hand basin with pedestal, part tiled walls and extractor fan.

#### Garden

Mainly laid to lawn with plant and shrub borders, patio area, side entrance, outside power points located to the front and rear of the property, outside tap and lights.

#### Garage/Parking

Double garage with electric up and over door, power, lighting and ample off road parking.

#### Material Information - Hunters Beverley

Tenure Type; FREEHOLD

Council Tax Banding;

Heating Control - Hive





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>	<b>85</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 = 263.3 sq m / 2834 sq ft

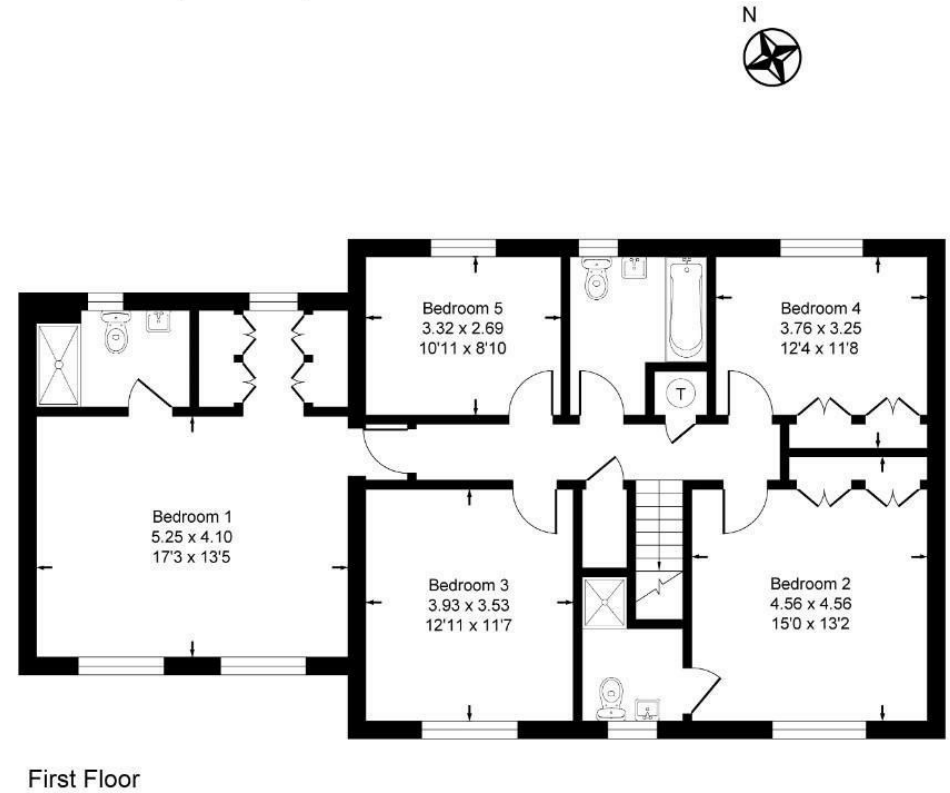
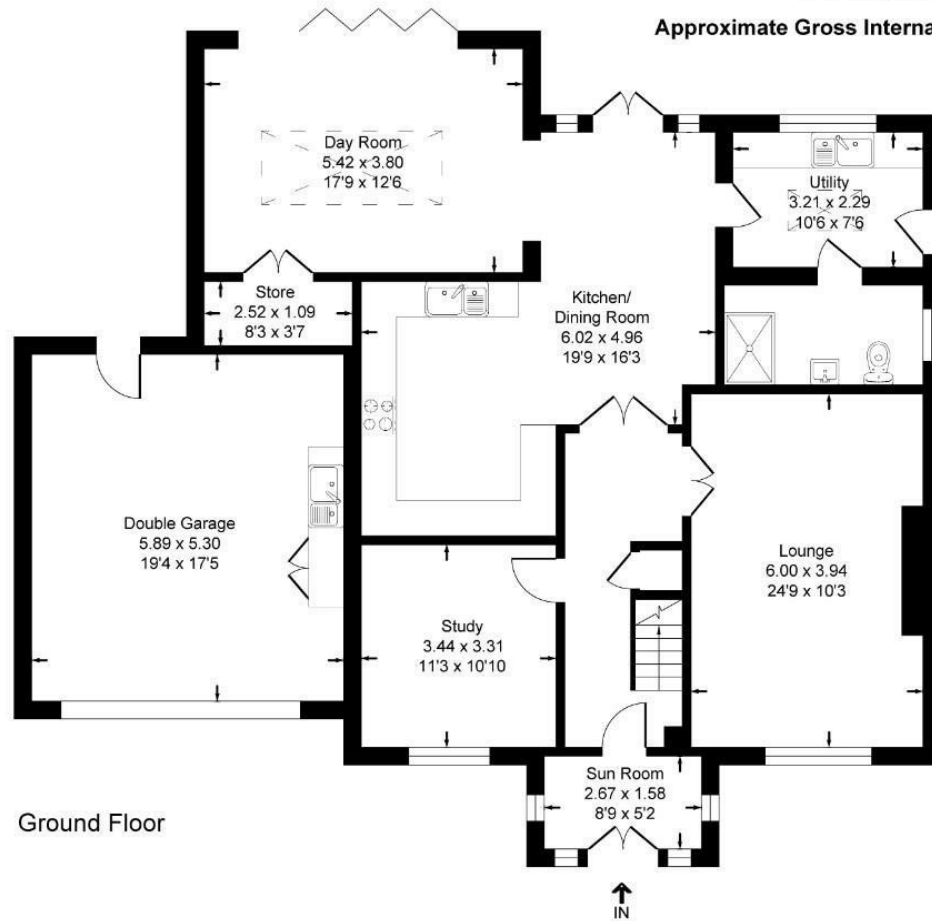


Illustration for identification purposes only, measurements are approximate, not to scale.

## 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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