



**7 Church Green, Beverley, East Yorkshire, HU17 7EU**  
**Offers In The Region Of £995,000**

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



# 7 Church Green, Beverley, East Yorkshire, HU17 7EU

## Offers In The Region Of £995,000

This hidden gem is unlike anything else on the Beverley market today. Behind double electric gates lies a truly spectacular detached villa-style bungalow, complemented by a separate garage block with a versatile home office above. Whether you're seeking a dedicated workspace away from the main home or envisioning a future annex for a dependent relative (subject to necessary permissions), this space offers incredible potential.

From the moment you step inside, the "wow" factor is undeniable. The expansive layout features a stunning open-plan kitchen, dining, and family area that serves as the vibrant heart of the home. It's the ideal space for hosting gatherings, bringing family and friends together in a sociable and welcoming atmosphere.

Set on a generous plot, the property boasts beautifully maintained gardens to the front, rear, and sides, enhancing the sense of privacy and exclusivity. This truly feels like your own private oasis. Words and photos simply cannot capture the full essence of this remarkable home—contact our office to arrange your accompanied viewing and experience the unique charm and ambiance for yourself.





Entrance Hall  
Timber front door, UPVC sash window to the front aspect, coving, wooden floor, radiator and power points.

Downstairs WC  
UPVC sash window to the side aspect, Wooden floor, radiator, low flush WC, wash hand basin and part tiled walls.

Lounge



UPVC bay sash windows to the rear aspect with views of the garden, French doors, electric flame effect fireplace, coving, radiator, power points and TV point.



Study



UPVC sash window to the rear aspect, ceiling speaker, coving, radiators, fitted book cases, wooden floor, TV point and power points.



Garden Room



UPVC sash windows to the side and rear aspect, panelled ceiling, window shutters, column radiators, TV point and power points.



Kitchen/Family Room/Dining Room



Timber door to the side aspect, French doors to the side aspect opening out onto the garden, tiled floor, range of wall and base units with granite worktops, island, splash back, plumbed for washing machine, plumbed for dryer, integrated dishwasher, sink and drainer unit, triple integrated fridge, double integrated freezer, electric induction hob, electric oven, integral microwave, skylight ceiling, loft access, telephone point, TV point and power points.



| 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 |         |           |

**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 = 303.3 sq m / 3265 sq ft

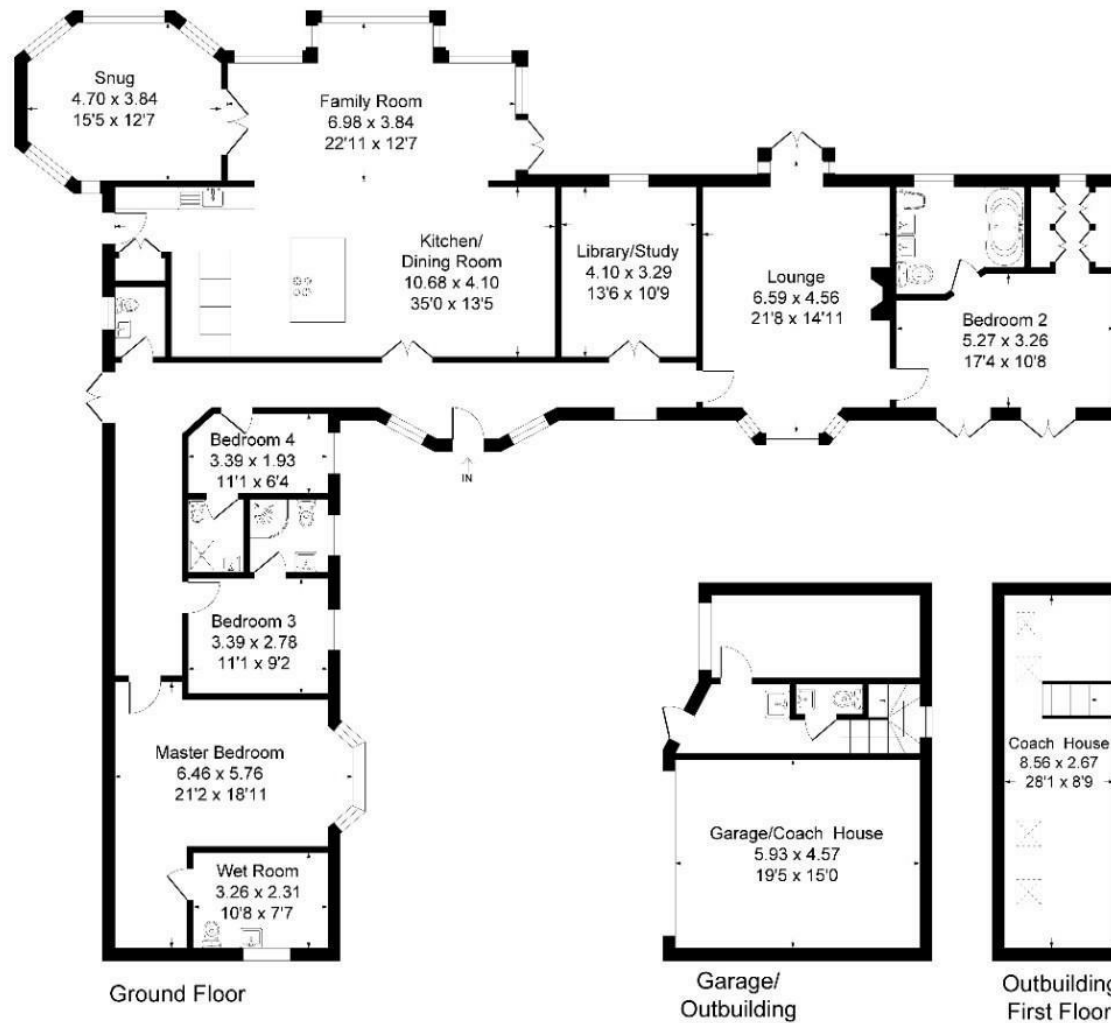


Illustration for identification purposes only, measurements are approximate, not to scale.

### 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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