



**Norfolk Street, Beverley, East Yorkshire, HU17 7DN**  
**Offers Over £800,000**

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







# Norfolk Street, Beverley, East Yorkshire, HU17 7DN

**Offers Over £800,000**

An exceptional residence located on the prestigious Norfolk Street, this home enjoys an enviable position with the scenic Westwood on one side and a pleasant stroll on the other leading directly into the historic market town. Offering a lifestyle that many aspire to, this property seamlessly combines the modern comforts of contemporary living with the character and charm of a period home.

Renovated to an impeccable standard and re-designed with thoughtful attention to detail, the home is move-in ready, inviting you to unpack and begin enjoying its many delights immediately. From tranquil walks across open fields to the lively buzz of shops and restaurants just a short distance away, the location provides the perfect balance between serenity and vibrancy. Inside, the naturally lit and spacious rooms are thoughtfully arranged. The ground floor features a welcoming entrance hall, an elegant living room, a fabulous kitchen and dining area that opens onto the rear garden, a practical utility room, versatile home study, and a guest WC. On the first floor, two luxurious suites include dressing rooms and en-suite bathrooms, while the second floor offers two further generously proportioned double bedrooms, a stylish shower room, and a convenient store room. Externally, the property boasts a charming walled garden, offering an idyllic space for relaxation or entertaining guests. This residence perfectly blends timeless elegance with modern convenience, presenting an unparalleled opportunity to embrace both comfort and style.

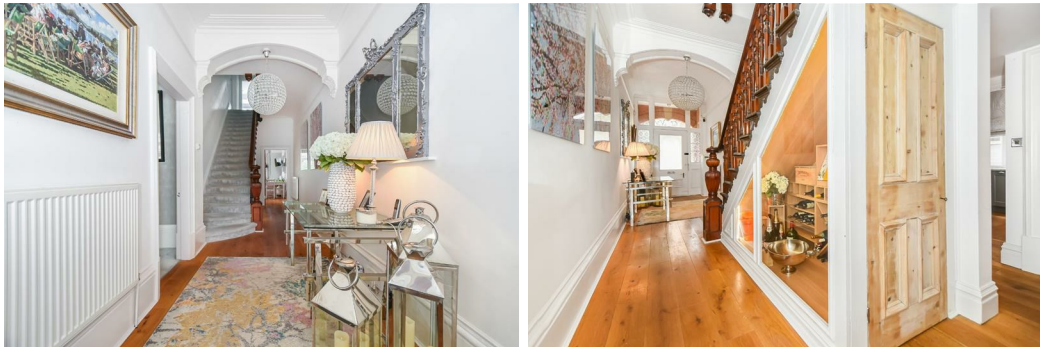




Entrance Hall



Lounge



Wooden glazed front entrance door, coving, picture rail, under stairs wine cellar, radiators, power points and stairs ascending to the first floor landing.



Box bay window to the front aspect, coving, ceiling rose, electric feature fireplace, picture rail, radiator and power points.

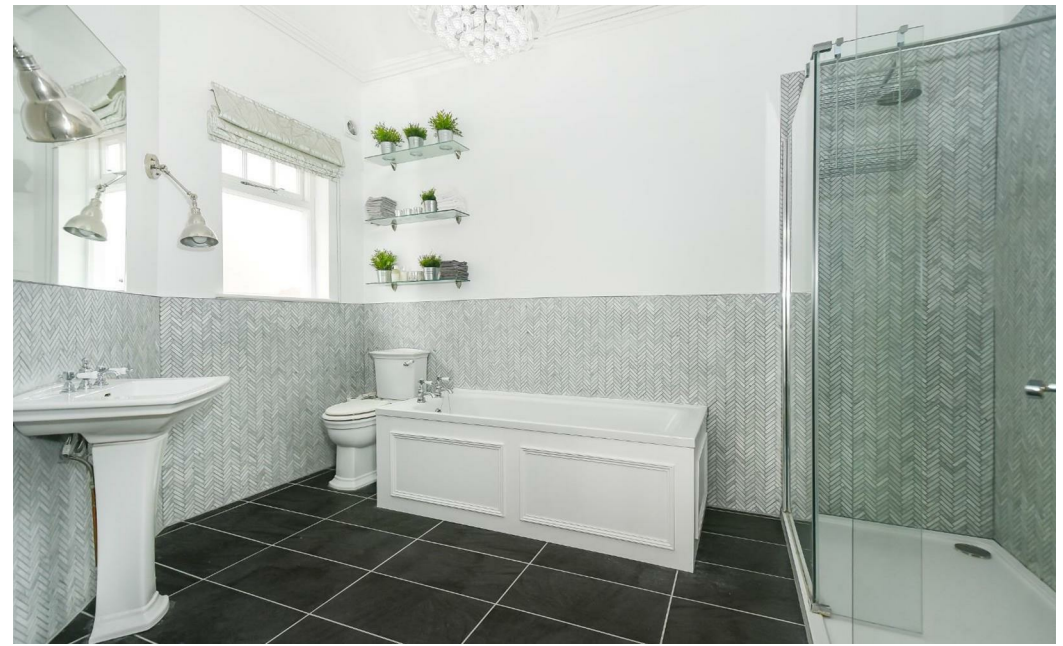




Kitchen/Diner



Window to the rear aspect, French doors opening to the garden, Oak flooring, a range of wall and base units with quartz work surfaces, tiled splash backs, Island unit with breakfast bar feature, Porcelain sink and drainer unit, space for fridge/freezer, dual fuel Aga, electric oven with hide and slide feature, radiators, TV point and power points.



Utility Room



Stable door to the rear aspect, door to the front aspect, window to the side, a range of wall and base units with work surfaces and space for fridge/freezer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	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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## Norfolk Street, HU17

Approximate Gross Internal Floor Area = 264.5 sq m / 2847 sq ft

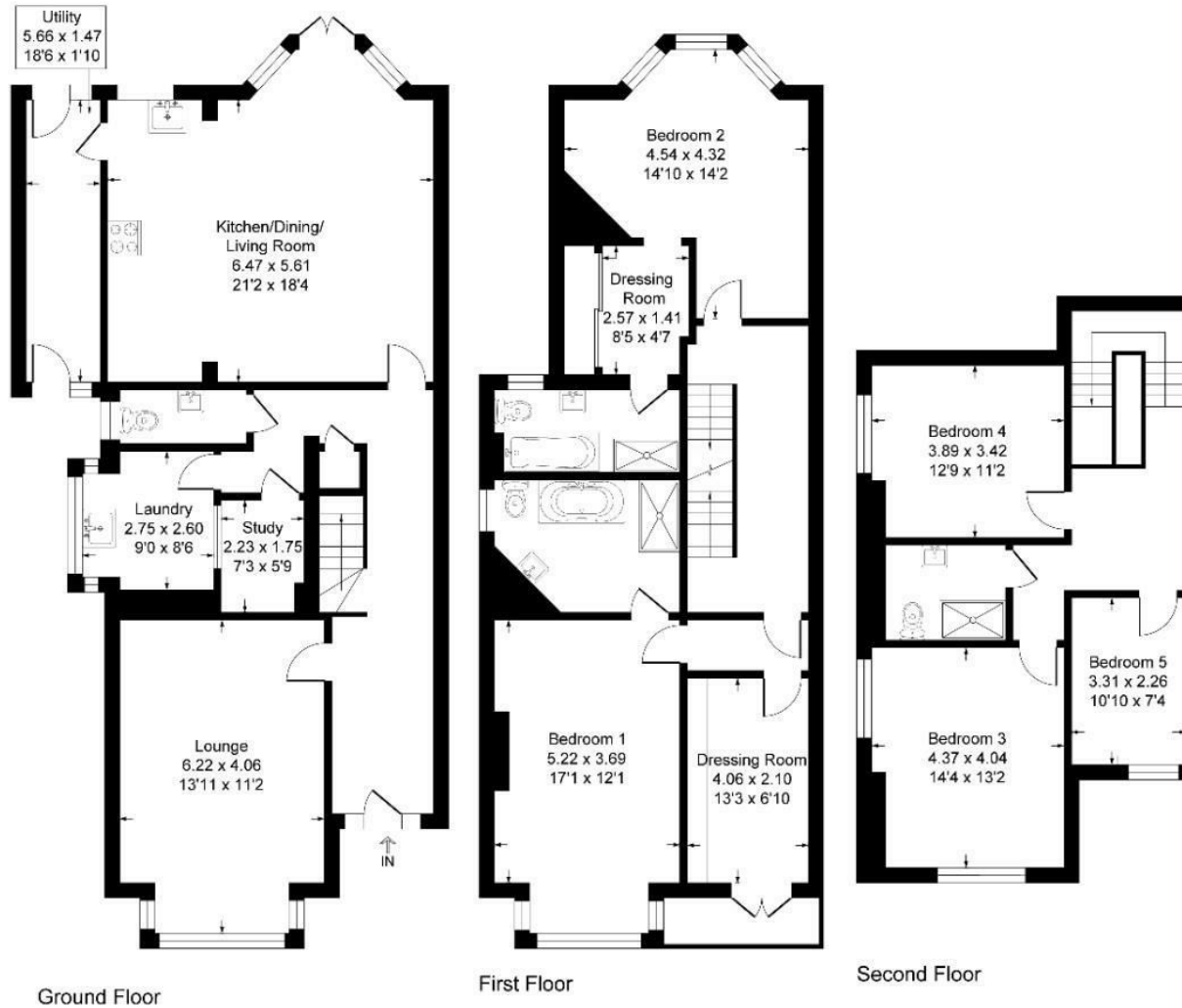


Illustration for identification purposes only, measurements are approximate, not to scale.

### 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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