



Long Lane, Beverley, East Yorkshire, HU17 0NH
Offers Over £550,000

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EXCLUSIVE



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This exceptional double-fronted property, complemented by a detached studio/garage block, is ideally situated within walking distance of the charming Georgian market town centre. From your doorstep, you can savor breathtaking views of the medieval minster and immerse yourself in the vibrant offerings of this picturesque market town.

The property boasts a versatile layout, featuring two elegant reception rooms and a spacious open-plan kitchen, dining, and family area. A practical utility room and a stylish ground-floor shower room complete the ground floor accommodations. Upstairs, three generously proportioned double bedrooms await, including a master with its own en-suite shower room, alongside a well-appointed family bathroom accessible from the landing.

Outside, the property continues to impress with its private gardens, an idyllic setting for unwinding or entertaining guests. Offered with no onward chain, this home is a rare opportunity that demands an internal viewing to fully appreciate its charm and flexibility.





Entrance Hall

Wooden glazed front entrance door and stairs ascending to the first floor landing.

Downstairs Shower Room

Window to the side aspect, coving, walk in tiled shower enclosure with power shower, low flush WC, wash hand basin with pedestal, radiator and extractor fan.

Sitting Room

Windows to the front and side aspects, coving, tiled flooring, gas feature fireplace, radiator and power points.

Lounge

Window to the front aspect, coving, gas feature fireplace, under stairs cupboard, radiator and TV point.

Kitchen/Diner/Family Area

Windows to the side and rear aspects, French doors opening to the garden, coving, tiled flooring, a range of wall and base units with wooden work surfaces, tiled splash backs, island with breakfast bar feature, under counter sink, plumbed for dishwasher, range master oven and hob, radiator, extractor hood and power points.

Utility Room

Wooden glazed door opening to the garden, tiled flooring, loft access, a range of



wall and base units with wooden work surfaces, tiled splash backs, sink and drainer unit, space for fridge/freezer, space for dishwasher, space for tumble dryer, radiator and power points.

Rear Lobby

Wooden glazed door to the rear aspect, coving, tiled flooring and radiator.

First Floor Landing

Loft access.

Bedroom One

Windows to the front aspect and side aspects, coving, ornate feature fireplace, radiator and power points.

En Suite

Window to the rear aspect, fully tiled shower cubicle with power shower, low flush WC, wash hand basin with vanity unit, radiator and extractor fan.

Bedroom Two

French doors opening to the balcony, coving, fitted wardrobes, radiator and power points.

Bedroom Three

Window to the front aspect, coving, fitted wardrobes, ornate feature fireplace, dado rail, radiator and power points.



Bathroom

Window to the rear aspect, part tiled walls, four piece bathroom suite comprising; panel enclosed bath with mixer taps and shower attachment, enclosed shower cubicle with mains shower, low flush WC and wash hand basin with pedestal.

Garden

The Property sits on a generous plot with a large lawned area, brick backed patio, plant and shrub borders, outside tap, lights and power.

Garage

Currently used as a studio, the garage up and over doors were replaced with windows, passenger door and window to the side aspect, power and lighting.

Parking

Electric gate opens to provide ample parking.

Material Information - Hunters Beverley

Tenure Type; Freehold

Council Tax Banding; E





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
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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Approximate Gross Internal Floor Area = 159.7 sq m / 1720 sq ft

Outbuilding Area = 26.1 sq m / 281 sq ft

Total Area = 185.8 sq m / 2001 sq ft

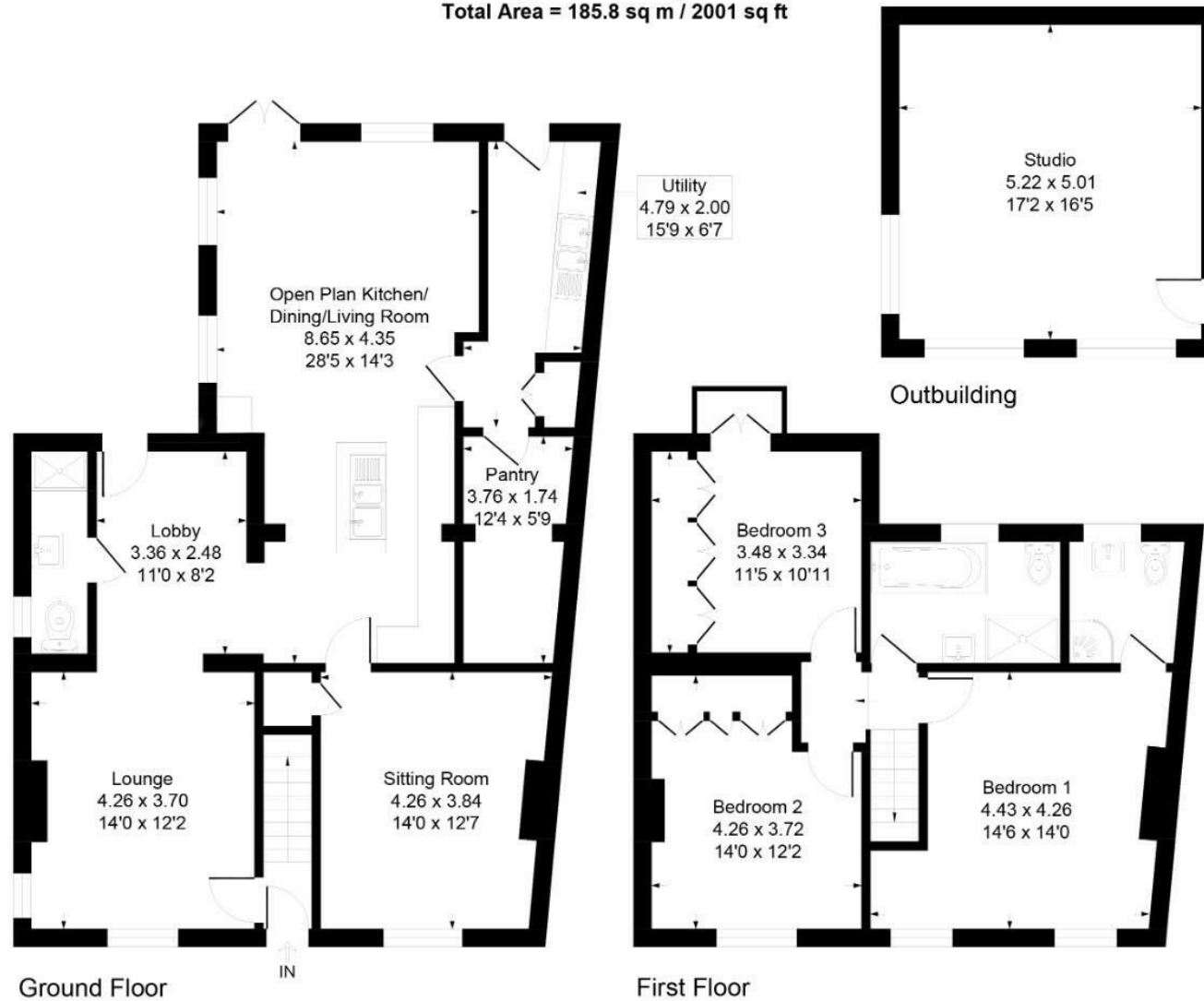


Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01482 861411 | Website: www.hunters.com

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