

HUNTERS®

HERE TO GET *you* THERE



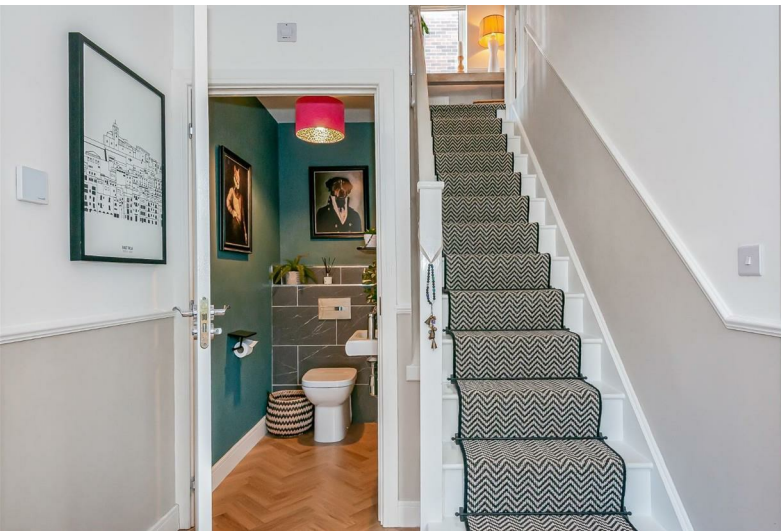
Addy Garth

Long Lane, Beverley, HU17 0ST

Offers In The Region Of £470,000



Council Tax: B



9 Addy Garth

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Entrance Hall

UPVC front entrance door, dado rail, radiator, power points and stairs ascending to the first floor landing.

Downstairs Cloakroom

Low flush WC, wall mounted wash hand basin, radiator and extractor fan.

Lounge

UPVC double-glazed windows to the front and side aspects, feature fireplace with log burning stove, radiators, TV point and power points.

Kitchen / Diner

UPVC double-glazed windows to the side and rear aspects, French doors opening to the rear garden, a range of wall and base units with Silestone work surfaces and matching upstands, integrated dishwasher, integrated fridge/freezer, electric oven, gas hob, radiator, extractor hood and power points.

Utility Room

Double-glazed door to the side aspect, a range of wall and base units with Silestone worktops and upstands, under counter sink, space for washing machine, under stairs storage cupboard, cupboard housing boiler, radiator and power points.

First Floor Landing

UPVC double-glazed window to the side aspect, loft access, airing cupboard, dado rail and power points.

Bedroom One

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

En Suite

UPVC double-glazed window to the front aspect, part tiled walls, low flush WC, wall mounted hand wash basin, heated towel rail and extractor fan.

Bedroom Two

UPVC double-glazed windows to the front and side aspects, radiator and power points.

Bedroom Three

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

Bedroom Four

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

Bathroom

UPVC double-glazed window to the front aspect, part tiled walls, tiled flooring, three piece bathroom suite comprising; panel enclosed bath with mixer taps, low flush WC and wash hand basin with pedestal.

Garden

Side entrance to the landscaped gardens which are mainly laid to lawn with plant and shrub borders, patio area, feature pond, outside tap and lighting.

Garage

Up and over door, power and lighting.

Parking

A drive in front of the garage provides off road parking for two to three vehicles.

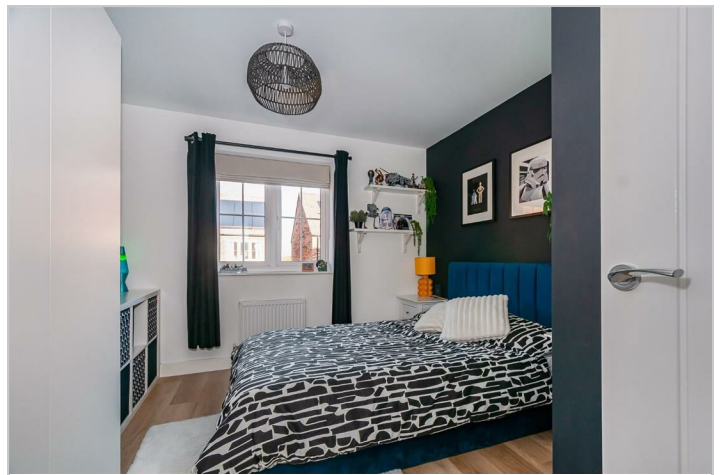
Management Information

The initial annual estate charge for Long Lane is £99.59 Per Year Per Property.

As the agent for any further information.

This exceptional Bellway home offers a rare opportunity, unlike anything available off-plan today. Nestled at the end of a peaceful no-through road, it enjoys an idyllic position overlooking the serene stream on Long Lane, creating the impression of a tranquil countryside retreat. Yet, just a leisurely stroll away, the charm of Beverley's Wednesday Market awaits, offering a perfect blend of convenience and character. The picturesque walk into town takes you past the stunning Medieval Minster, allowing you to fully appreciate the beauty of Beverley.

Designed with style and filled with natural light, this home is a true testament to its owners' care and attention to detail, creating a warm and welcoming space to be proud of. The accommodation briefly comprises: Entrance hall, downstairs WC, Lounge, Kitchen/Dinner, Utility Room, 4 bedrooms, family bathroom, ensuite, garage and garden.



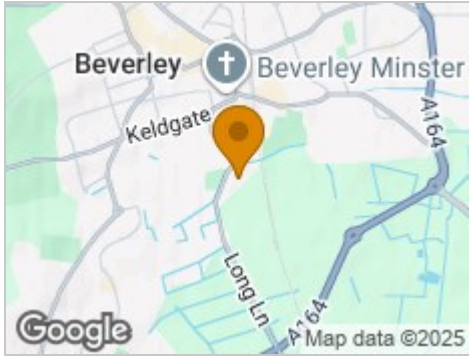
Road Map



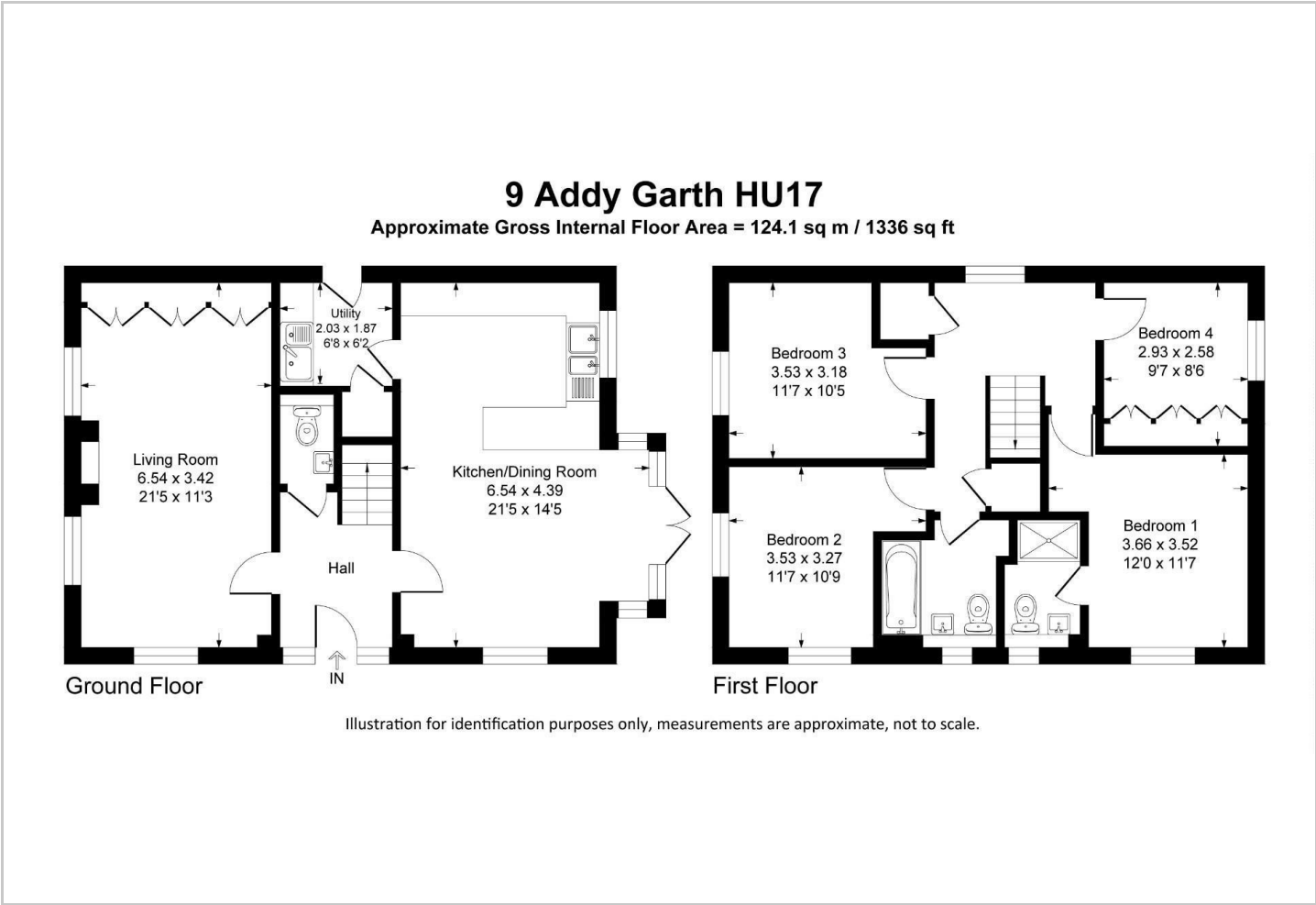
Hybrid Map



Terrain Map



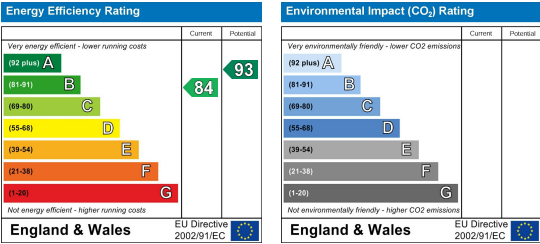
Floor Plan



Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.