



Harewood, Beverley, East Yorkshire, HU17 7EF

**Offers In The Region Of
£795,000**

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EXCLUSIVE



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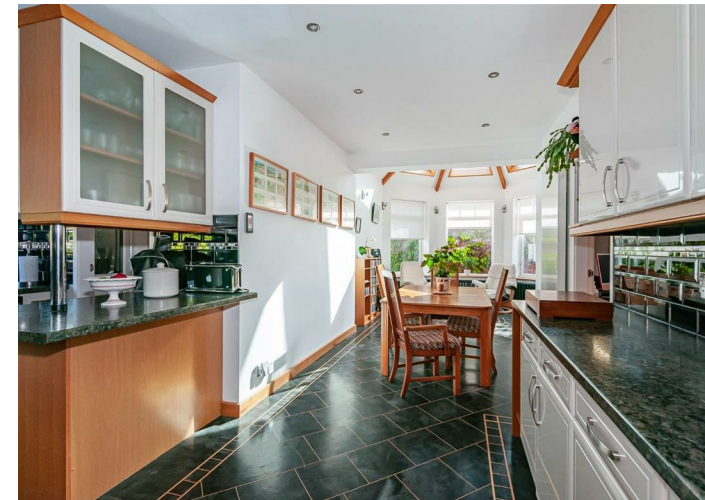
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Nestled on the highly sought-after, no-through road of Harewood in the prestigious Molescroft area of Beverley, this exceptional four-bedroom detached residence offers a rare combination of privacy, space, and convenience. Surrounded by mature, leafy greenery and occupying a generous plot, the property enjoys a wonderfully secluded feel—it's easy to understand why the current owners have cherished it for so many years.

Perfectly positioned for those seeking peace and tranquillity, the location also offers excellent connectivity: a leisurely stroll brings you into Beverley's vibrant town centre, while easy road access makes commuting to Hull, York, and the coastal towns of Hornsea, Bridlington, and Scarborough remarkably straightforward.

The home itself stands proudly on its plot, boasting spacious and versatile accommodation throughout. The ground floor comprises an inviting entrance porch and hallway, a generously proportioned living room, a formal dining room, a stylish open-plan kitchen/dining/breakfast area, a practical utility room, conservatory ideal for relaxing, and a convenient guest cloakroom. Upstairs, off a spacious landing, are four well-appointed bedrooms, including a luxurious master suite featuring a fabulous en-suite bathroom with a separate shower. A modern family shower room completes the first floor.

Externally, the property continues to impress with beautifully maintained mature gardens to both the front and rear. A brick-built workshop with power and lighting offers further flexibility, while a double garage provides ample secure parking and storage. Internal viewing is highly recommended to truly appreciate the quality, comfort, and lifestyle this outstanding home has to offer.





Entrance Porch
UPVC double glazed doors and tiled flooring.

Entrance Hall
Oak glazed front entrance door, UPVC double-glazed window to the side aspect, coving, tiled flooring, cloaks cupboard, Oak stair case ascending to first floor landing, radiator and power points.

Downstairs Cloakroom
UPVC double-glazed window to the front aspect, tiled flooring, low flush WC, wash hand basin with vanity unit and heated towel rail.

Lounge
UPVC double-glazed windows to the side and rear aspects, sliding doors leading to the conservatory, coving, feature fireplace with log burning stove, radiator, TV point and power points.

Dining Room
UPVC double-glazed French doors opening to the conservatory, coving, radiator and power points.

Conservatory
UPVC double-glazed windows to the rear aspect French doors opening to the garden, electric Velux windows and blind, tiled flooring, radiators and power points.



Kitchen/ Dining / Family Room
UPVC double-glazed windows to the front aspect, French doors opening to the garden, Karndean flooring, a range of wall and base units with work surfaces, tiled splash backs, sink and drainer unit, plumbed for dishwasher, integrated fridge, gas fired Rayburn(which operates the hot water and heating), radiators and power points.

Study
UPVC double-glazed windows to the side and rear aspects, coving, fitted office suite, radiator and power points.

Utility Room
UPVC double-glazed window to the rear aspect, electric Velux window, door leading into the garage, a range of wall and base units with work surfaces, tiled splash backs, sink and drainer unit, space for washing machine, space for tumble dryer, radiator and power points.

First Floor Landing
UPVC double-glazed window to the side aspect, loft access, airing cupboard and power points.

Bedroom One
UPVC double-glazed windows to the side and rear aspects, coving, fitted wardrobes, fitted suite, radiator, TV point and power points.



En Suite Bathroom

UPVC double-glazed windows to the front and side aspects, tiled flooring, under floor heating, four piece bathroom suite comprising; free standing bath with mixer taps, walk in shower with power shower, low flush WC, wash hand basin with vanity unit, heated towel rails, shaver point and extractor fan.

Bedroom Two

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

Bedroom Three

UPVC double-glazed windows to the front and side aspects, wooden flooring, fitted wardrobes, radiator, TV point and power points.

Bedroom Four

UPVC double-glazed windows to the front aspect, coving, wooden flooring, radiators and power points.

Shower Room

UPVC double-glazed windows to the front aspect, fully tiled shower cubicle with power shower, low flush WC, wash hand basin with vanity unit, radiator and extractor fan.



Garden

Side access to the rear walled garden which is mainly laid to lawn with plant and shrub borders, feature pond, brick built workshop with power, lighting and heating, patio area, outside tap and outside lighting.

Double Garage

Double garage with electric doors, power and lighting.

Parking

Ample off road parking.

Additional Information

The property benefits from solar panels which were installed in June 2012. Receiving a current FIT rate of 0.3323 and an Export rate of 0.0507.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	91	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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 = 255.3 sq m / 2748 sq ft

Outbuilding Area = 20.7 sq m / 223 sq ft

Total Area = 276.0 sq m / 2971 sq ft

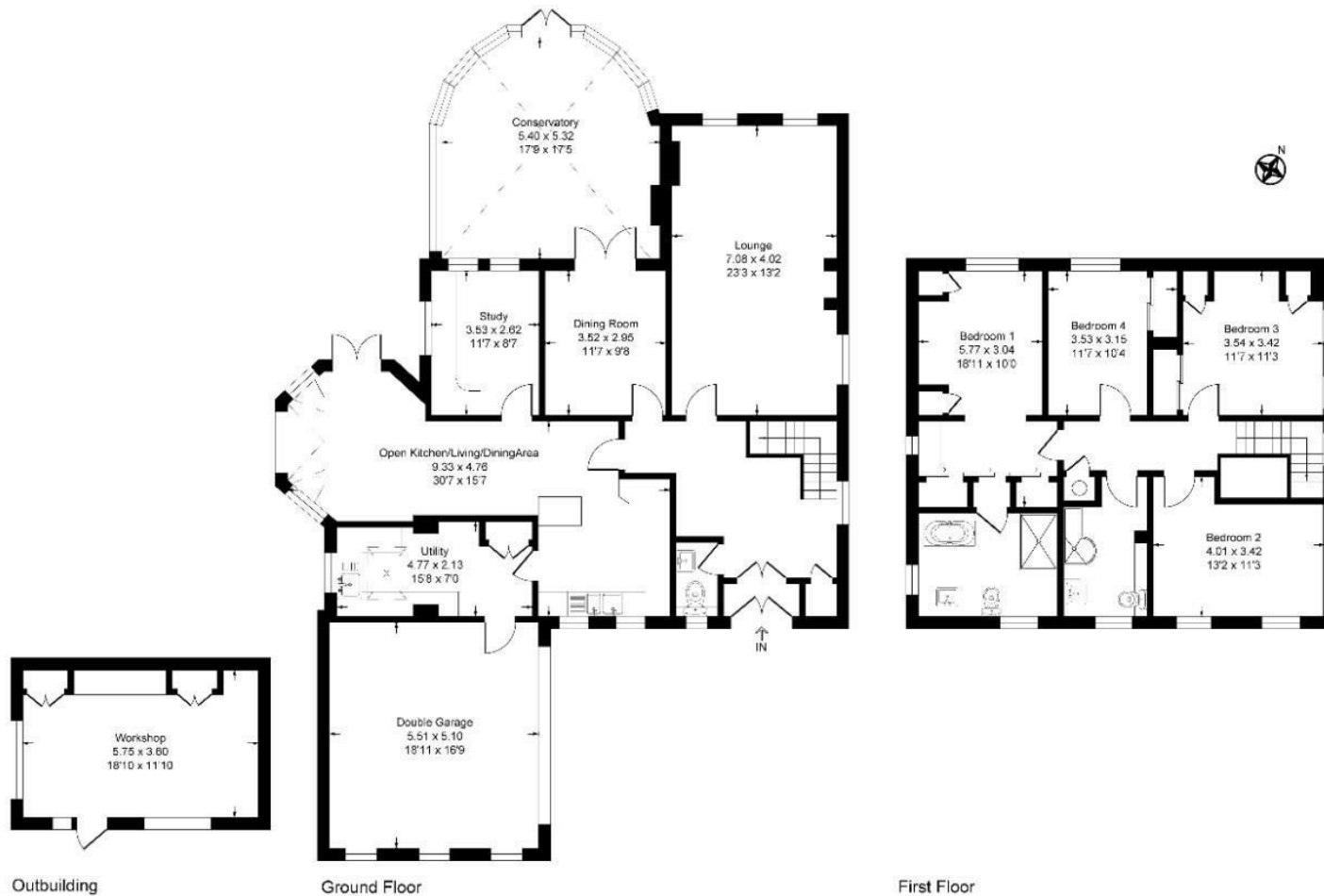


Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing Arrangements

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

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