



9 Gallows Lane, Beverley, HU17 7FJ

FINE & COUNTRY

## STUNNING 5-BEDROOM HOME WITH BREATHTAKING VIEWS IN EAST RIDING OF YORKSHIRE



Discover this beautiful property located in the prestigious East Riding of Yorkshire. Offering exceptional living space, this home features five double bedrooms, three bathrooms, and a spacious open-plan kitchen. With west-facing views of the Westwood and racecourse, this home is ideal for both family living and entertaining.

### From the Agent's Perspective

Welcome to arguably the most prestigious address in the East Riding of Yorkshire. This impressive home, developed by the highly regarded Peter Ward Homes, sits on a substantial plot with stunning west-facing views of the Westwood and racecourse.

The property spans 3500 sq ft and includes a double garage and gymnasium. It features high ceilings and a classic period feel, providing contemporary accommodation with five double bedrooms and three bathrooms. The master bedroom suite is a highlight, boasting a five-piece en-suite and a walk-in dressing room.

The ground floor is accessible via a central entrance, leading to two reception rooms and a downstairs w.c. One of the most striking features is the L-shaped open-plan living kitchen, measuring 38' x 21', which is fitted to a high specification and includes two sets of French doors with a west-facing outlook. Additional amenities include a large utility room, gymnasium, office, and a double garage.

The exterior is designed for low-maintenance outdoor entertaining, backing onto the Westwood and Beverley racecourse. The historic market town of Beverley, with its bustling town centre, market squares, and the impressive Beverley Minster, offers one of the best lifestyles in the north of England. Conveniently located with easy access to both York and Hull, this property truly stands out.





### From the Owners' Perspective

The location of our home is just perfect. Tucked away in a private corner of this exclusive development, we have uninterrupted views of the stunning Beverley Westwood, and on race day, it feels like having your own private box! Access to the Westwood is just steps away, offering a peaceful setting.

We have cherished the tranquillity of this location. Just a short stroll from Beverley town centre, we enjoy a variety of bars, restaurants, and shops. The lifestyle this property offers is truly second to none.

This has been a fantastic family home, providing ample space and the open-plan living area overlooking the garden has given us many happy family memories.

### Location

Beverley is an extremely popular Historic Market Town with a wide range of facilities and special attractions including the Minster, the Westwood and Beverley Racecourse. The town is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull. Boasting several good quality restaurants and bars and a private golf club situated on the Westwood. Beverley lies approximately ten miles to the north of the City of Hull and approximately thirty miles south-east of York and is ideally located for access to the coast and the motorway network. There is a train station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough.



## Tenure

The tenure of the property is freehold.

## Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.\*

## Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

## Disclaimer

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

## Viewings

Strictly by appointment with the sole agents.

## Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## Valuation/Market Appraisal

Thinking of selling or struggling to sell your house? More people choose Fine and Country in this region than any other agent. Book your free valuation now!





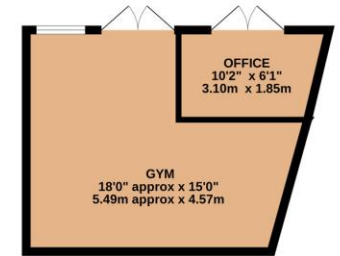
GROUND FLOOR  
1508 sq.ft. (140.1 sq.m.) approx.



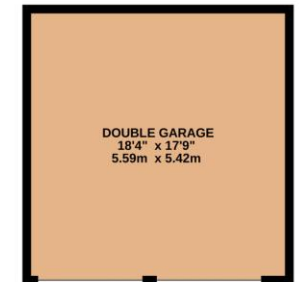
1ST FLOOR  
1466 sq.ft. (136.4 sq.m.) approx.



GYM  
279 sq.ft. (25.9 sq.m.) approx.



DOUBLE GARAGE  
326 sq.ft. (30.3 sq.m.) approx.



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TOTAL FLOOR AREA : 3581 sq.ft. (332.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

