



The Hazels, York Road, Beverley, East Riding of Yorkshire, HU17 8DP



## STYLISH SINGLE-STOREY HOME IN THE HEART OF BEVERLEY



Discover this exceptional single-storey property, perfectly situated in Beverley's sought-after North Bar Without area. Offering three spacious double bedrooms, each with its own en-suite, this home is thoughtfully designed for modern living. With nearly 1,700 sq. ft. of beautifully finished accommodation, including a stunning open-plan kitchen, dining, and living area, it's ideal for both relaxation and entertaining. Low-maintenance gardens and private parking make this property an excellent choice for a flexible lifestyle.

### From the Agent's Perspective

This single-storey property is a rare find, offering a truly enviable lifestyle in the heart of Beverley. Tucked just off North Bar Without, the home enjoys a private setting while still being just a short walk from the bustling market town centre and the open green spaces of the Westwood. It's the perfect combination of convenience and exclusivity, making it an exceptional choice for discerning buyers.

The interior has been thoughtfully designed to maximise both style and practicality. The heart of the home is the expansive open-plan living, dining, and kitchen area, spanning over 32 feet in length. This space is flooded with natural light thanks to its multiple sets of French doors, which not only frame lovely views of the south-facing garden but also create a seamless indoor-outdoor flow. The kitchen itself is finished to a high standard, featuring integrated appliances and ample workspace—ideal for those who enjoy entertaining or simply love a beautifully finished home.

Each of the three double bedrooms offers a luxurious feel, with its own en-suite bathroom to ensure privacy and comfort for family members or guests. The master bedroom stands out with its French doors leading directly to a private terrace, creating a peaceful spot to enjoy your morning coffee or evening glass of wine. Bedrooms two and three are equally well-appointed, with fitted wardrobes and stylish en-suite shower rooms.

The property also includes a large utility room and a convenient cloakroom/w.c., adding to its practicality.







Outside, the gardens have been designed to be low-maintenance, so you can enjoy your surroundings without the hassle of extensive upkeep. Multiple parking spaces add an extra layer of convenience, making it simple to accommodate guests or maintain multiple vehicles.

This home is perfectly suited to those looking for a stylish and manageable property in one of the most desirable areas in the country. Whether you're seeking a primary residence or a home you can lock up and leave with ease, this property ticks all the boxes. With nearly 1,700 sq. ft. of living space, impeccable finishes, and a location that combines charm with accessibility, it's truly a unique opportunity. This high-spec property is both eco-friendly and modern, featuring excellent insulation and energy-efficient underfloor heating for optimal comfort.

#### 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.

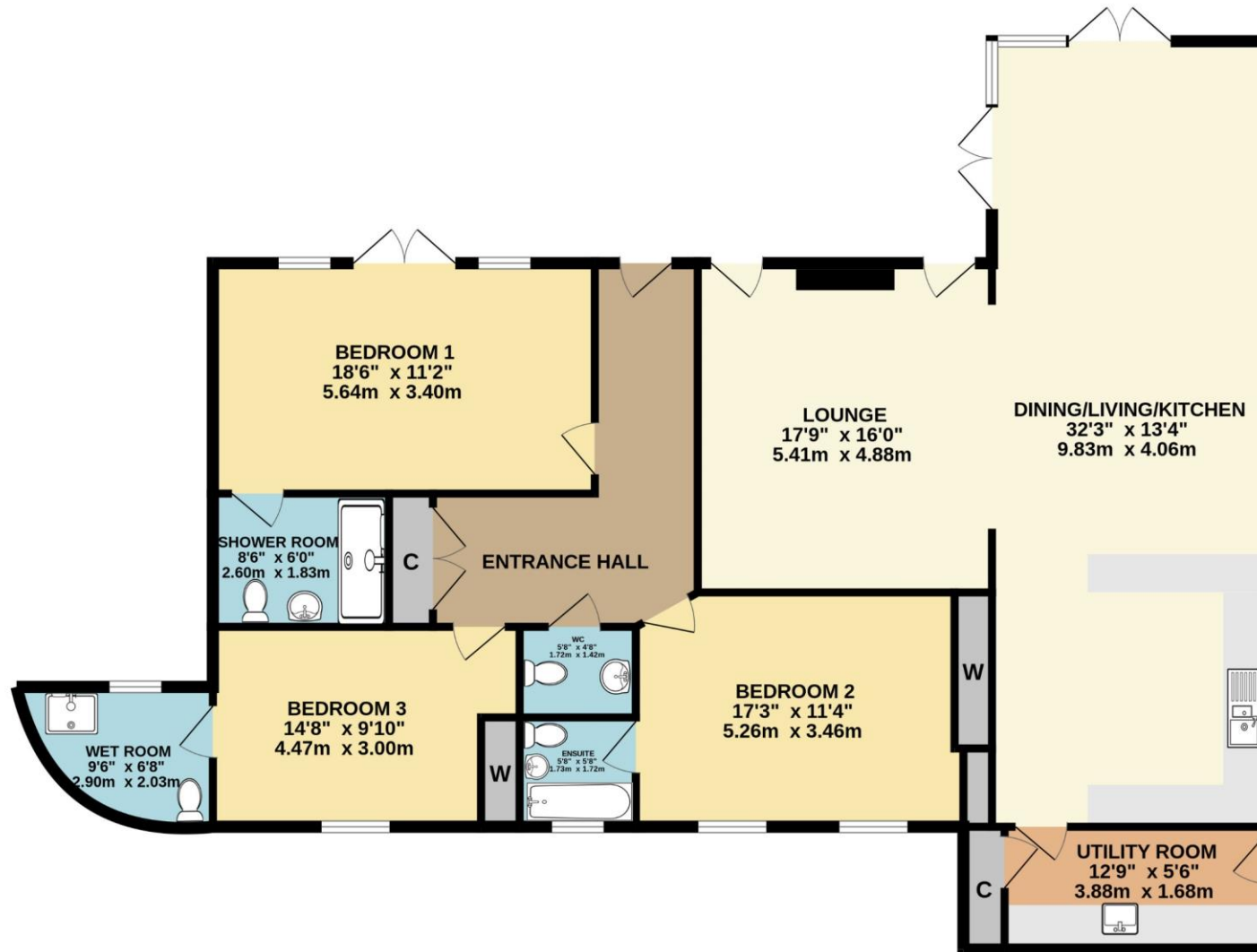
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.







GROUND FLOOR  
1692 sq.ft. (157.2 sq.m.) approx.



TOTAL FLOOR AREA : 1692 sq.ft. (157.2 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.

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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)

