



The Clarendon Plot 12 The Hideaway, Beverley HU17 0PX
£305,000

- Super Efficient Bespoke New Build
- 3 Bedrooms, Two Bathrooms, Two Reception Rooms
- Beautiful and Unique Development
- Extremely High Specification
- Convenient for Flemingate and the Town Centre Amenities
- Stunning Architectural Design
- Solar Panels within Construction
- Early Interest Now Invited
- Council tax TBC
- EPC TBC

The simplicity of the design of this modern town house belies its brilliance. Packed with specification and with a fabulous layout that really works.

Located in a tucked away position just ½ mile east of the Flemingate shopping centre, the Hideaway is an exclusive development of chic, contemporary styled homes designed by one of the regions most highly regarded architects.

Built to an exacting standard and with no expense spared, this fabulous semi detached house has a beautifull light, bright and spacious layout offering three bedrooms, two bathrooms and two reception rooms.

Constructed to the latest Building Regulations (2023) which include uprated insulation, the inclusion of solar panels and an electric car charging point, this fabulous home is on the cutting edge of energy efficient living, reducing both the running costs and the carbon footprint over previously constructed new build homes.

This cost saving could be up to £3000 per year* and emissions of carbon only one third as compared to an older property.

As unique as the design is, the craftsmanship and care the builder has bestowed on the property is a breath of fresh air from the larger house builders. The high specification, precision of the finish and intelligent layout are matched by after sales care which will all provide for peace of mind when buying one of these new homes.

*Watt a Save July 2023 report, HBF

LOCATION

Situated at the head of Denton Street, this bold development is strikingly different from the period terraced properties typical of Beverley’s attractive centre. Nestled between Holme Church Lane and Beverley’s historic Beckside, the properties lie in a convenient location just 0.5mi from the Flemingate Shopping centre, 0.8mi from the Railway Station/ Town centre and with Beverley’s majestic Minster in clear view.

Beverley is the County Town of the East Riding of Yorkshire. Situated 27 miles south-east of York and 15 miles north-west of Kingston Upon Hull, Beverley is a pretty market town with a great deal to offer. Lying conveniently close to the coast (12 mi) and situated at the foot of the rolling Yorkshire Wolds, the town centre has a vibrant mix of shops, bars and restaurants and has something to offer for everyone.

The orientation of The Hideaway provides for a Westerly aspect to the rear of the houses and a Southerly aspect to apartment’s roof terrace.

SUMMARY OF THE KEY FEATURES

1. Traditional brick and block construction.
2. `A` Rated EPC certificate proposed to all plots.
3. Properties built to latest 2023 building regulations, saving carbon emissions compared to old new builds.
4. Award winning Architect design.
5. Bespoke PVC/u windows and aluminum patio doors.
6. Beautiful cladding detail.
7. Matching windows to cladded areas.
8. Composite front doors with privacy sidelight, and secure by design standard.
9. Individual adaptable layouts dependent on build stage.
10. Low maintenance garden area with paved patio area, raised flower beds and grass lawn.
11. Fully lockable high output 7.2Kw electric vehicle charging point.
12. Dual zone heating system with fully programmable room thermostats.
13. Main bathrooms to include bath and separate shower cubicles.
14. Ensuites include shower cubicles and vanity units with storage.
15. Optional upgrade to fully tile bathroom and ensuite floors.
16. Fitted storage cabinets to bathroom and Ensuites and ground floor Wc.
17. Fitted storage cabinet and bespoke bench seating to entrance hall.
18. Modern internal doors.
19. Modern open plan designs.
20. Outdoor tap.
21. Outdoor PIR security light with PIR sensor to rear garden area.
22. Outdoor lights to front and rear of the property.
23. Outdoor electric socket to rear garden.
24. Low energy led spotlights to kitchen, bathroom and ensuite, hall & landings.
25. Solar panels to roof with upgradeable battery storage options.
26. Tv aerial and Sky dish with amplifier fitted as standard for plug and play move straight in option, (Sky package not included).
27. CCTV system with cameras to front and rear of properties with DVR recorder and mobile phone app for your security.
28. Fully automatic mains operated and interlinked smoke detectors to landings on all floors and heat detectors to kitchen area, with boiler location fitted with carbon monoxide detection.
29. Modern well designed kitchens with islands and granite worktops.
30. Optional package for Integrated appliances to kitchen, washing machine, dishwasher, fridge/freezer, oven and extractor hood and electric hob.
31. Ideal Standard combi boiler.
32. Ability to select bespoke upgrade options for your new home.
33. Easy access to the Flemingate Centre and Beverley town centre with a vast array of shopping facilities, restaurants, and bars.
34. Hard wired for a 'Ring' doorbell.

SERVICES

All mains services plus solar panels will be connected to the property.

CENTRAL HEATING

The property will benefit from a gas fired central heating system.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

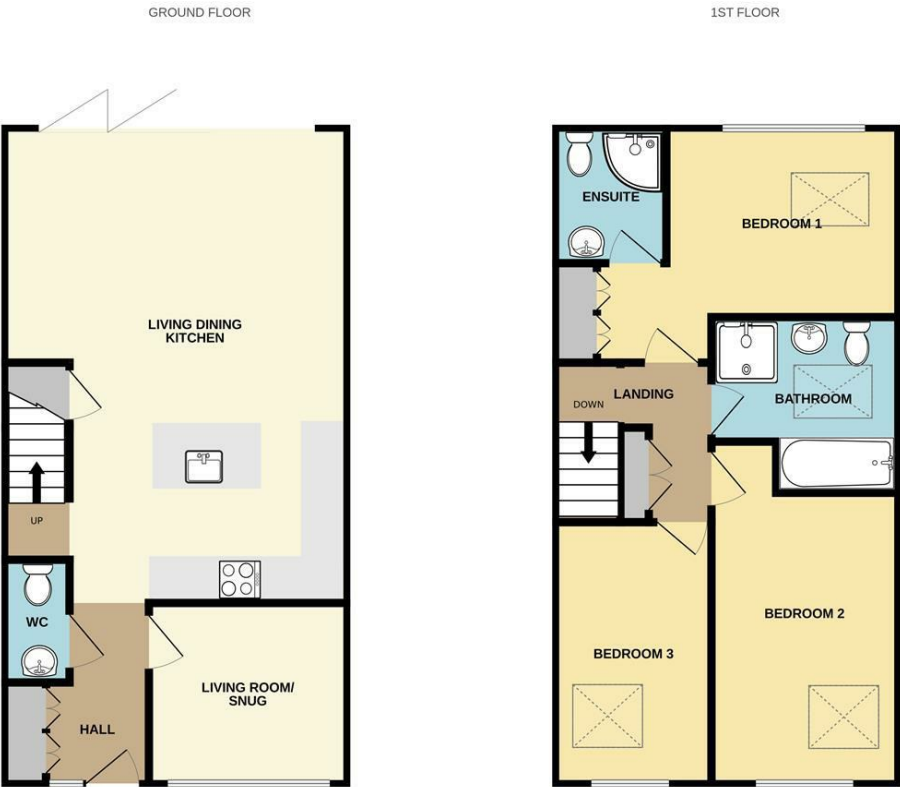
The Council Tax Band for this property is to be confirmed.

EPC RATING

The EPC rating is yet to be confirmed, however, there is an expectation that it will be 'A' Rated.

MARKETING NOTE

The images on this brochure are of the show house and are representative of what the property could be like once furnished. Due to this being an active building site the show houses are available to view by appointment only. Please call the Beverley office on 01482 886200 to arrange an exciting tour.



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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