



Proposed East Elevation

## The Dorchester 13 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 & electric car charger within Construction
- Council tax TBC
- EPC TBC

The understated elegance of this modern townhouse conceals a brilliance that's truly extraordinary. With an impeccable design that maximizes both form and function, it boasts an outstanding layout that simply works, blending style with practicality in a seamless way.

Nestled in an attractive courtyard location, just a half-mile east of the vibrant Flemingate shopping centre & town centre, The Hideaway is an exclusive enclave of chic, contemporary homes. Crafted by one of the region’s most renowned architects, this development exudes sophistication and modern charm.

Meticulously constructed to the highest standards, with no detail overlooked, this semi-detached gem offers a bright and airy open-plan living space that feels both expansive and welcoming. Featuring three generous bedrooms, two stylish bathrooms, and two well-appointed reception rooms, it’s the perfect fusion of elegance and comfort.

Built to the latest 2023 Building Regulations, the home is a showcase of energy-efficient innovations. With enhanced insulation, solar panels, and an electric car charging point, this property not only sets the benchmark for modern living but also reduces running costs and your carbon footprint. Compared to older new builds, this forward-thinking home could save you up to £3,000 annually in energy bills\*, while cutting carbon emissions by a remarkable third.

As unique as its design, the craftsmanship is a refreshing departure from the mass-produced offerings of larger house builders. Every inch of this home has been thoughtfully crafted, from the high-end finishes to the precision of the layout. And with dedicated after-sales care, you can rest easy knowing that every aspect of your purchase is in expert hands.

\*Source: 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.

ENTRANCE HALL

Open plan into:

OPEN PLAN LIVING/DINING/KITCHEN

20'2" x 16'7" (6.15m x 5.05m)

SNUG

9'10" x 8'6" (3.00m x 2.59m)

CLOAKS/WC

5'8" x 3'8" (1.73m x 1.12m)

BEDROOM 1

16'7" x 10'10" (5.05m x 3.30m)

ENSUITE SHOWROOM

5'9" x 5'6" (1.75m x 1.68m)

BEDROOM 2

8'9" x 11'6" (2.67m x 3.51m)

BEDROOM 3

7'7" x 12'0" (2.31m x 3.66m)

BATHROOM

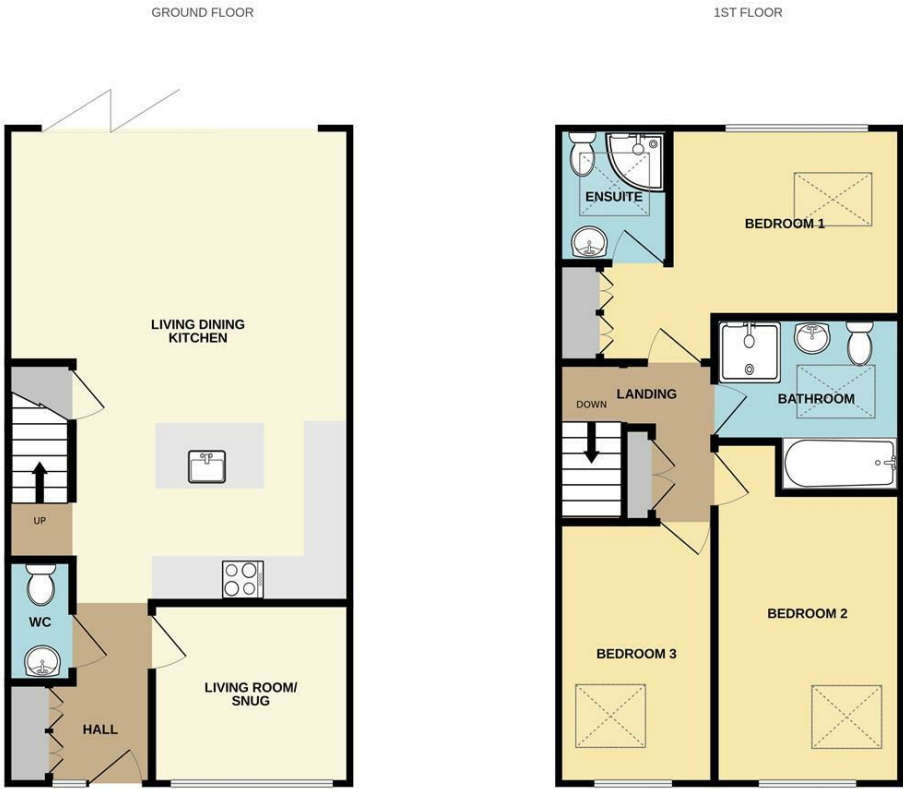
8'9" x 8'8" (2.67m x 2.64m)

SUMMARY OF 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.Ensutes include shower cubicles and vanity units with storage.
  - 15.Optional upgrade to fully tile bathroom and ensuites 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 ensuites, 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.



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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