



Keldgate, Beverley HU17 8HY

welcome to

Keldgate, Beverley

Be the envy of all your family and friends by living in this extraordinary and sumptuous family home in a highly sought after location. Versatile accommodation with three distinct living spaces including the main house, separate office/therapy room and self-contained annexe to the rear.



Entrance Hall

Accessed via a double glazed entrance door with double glazed side panels, staircase to the first floor, radiator and inset spotlights to the ceiling.

Lounge

13' 8" x 12' 7" narrowing to 10' (4.17m x 3.84m narrowing to 3.05m)

Being of an "L" shaped design with a double glazed picture window to the front aspect and radiator.

Dining Kitchen

25' 1" x 11' narrowing to 8' 9" (7.65m x 3.35m narrowing to 2.67m)

Being the full width of the property and having to the dining area a radiator and double glazed window overlooking the rear garden. The main kitchen area has a further double glazed window overlooking the rear gardens and a range of attractive base and wall units with contrasting worksurfacing with tiled splash back incorporating a 1 1/2 bowl stainless steel sink unit, five ring gas hob with hood over and a built in electric oven. Integrated dishwasher and plumbing for an automatic washing machine. The whole area has attractive herringbone flooring throughout, inset spotlights to the ceiling and access to a walk-in understairs storage cupboard.

Landing

With a double glazed window to the side aspect, access to the loft and inset spotlights to the ceiling.

Bedroom One

11' 1" plus wardrobe & door entrance x 10' 1" (3.38m plus wardrobe & door entrance x 3.07m)

With a double glazed picture window to the rear aspect, built in floor to ceiling wardrobes plus an adjoining further storage cupboard housing the gas central heating boiler. Radiator and inset spotlights to the ceiling.

Ensuite

With part tiled walls and tiled floor, extractor fan, heated towel radiator, inset spotlights to the ceiling, corner shower cubicle, vanity wash hand basin/wc

unit.

Bedroom Two

13' x 12' 8" max (3.96m x 3.86m max)

With a double glazed picture window to the front aspect, wood grain effect flooring, radiator and inset spotlights to the ceiling.

Bedroom Three

9' 7" x 8' 6" (2.92m x 2.59m)

With a double glazed picture window to the front aspect and radiator.

House Bathroom

9' 9" x 7' 1" (2.97m x 2.16m)

With double glazed windows to both rear and side aspects, tiled walls and floor, heated towel radiator, extractor fan, inset spotlights to the ceiling, shower enclosure with rain head shower and a feature free standing bath, vanity sink unit and wc.

Office/Therapy Room

12' 2" plus entrance area x 8' 3" (3.71m plus entrance area x 2.51m)

With separate access from the main house is a further office/therapy room with a double glazed picture window to the front aspect plus further double glazed window to the side aspect, wood grain effect flooring, radiator, inset spotlights to the ceiling, built in low level storage cupboards with a circular sink above.

Ground Floor Cloakroom

With wood grain effect flooring, radiator, extractor fan, vanity wash hand basin/wc unit.

Self Contained Annexe

Separate fully self contained luxury accommodation set within the rear garden.

Lounge/Kitchen

13' 7" x 10' 2" (4.14m x 3.10m)

Accessed via double glazed sliding patio doors which gives a beautiful outlook across the rear garden from the room, attractive herringbone flooring and inset

spotlights to the ceiling. There is a further double glazed sky light window and wall mounted electric radiator. The kitchen area has a range of base units with worksurfacing and incorporates a sink unit.

Bedroom

10' 1" x 8' 3" plus recessed area (3.07m x 2.51m plus recessed area)

With a double glazed skylight window, wall mounted electric radiator, attractive herringbone flooring and inset spotlights to the ceiling.

Ensuite

6' 6" x 5' 4" (1.98m x 1.63m)

With part panelled walls, extractor fan, heated towel radiator, inset spotlights to the ceiling, corner shower enclosure, vanity wash hand basin, wc and attractive herringbone flooring.

Outside

To the front of the property is a mainly gravelled area providing off-street parking for several vehicles and having privet and laurel hedging to the front boundary. To the side of the property is a further gravelled area with shrubs together with an enclosed bin store area. With side access gates providing a private access to the annexe within the rear garden. The rear garden which is fully enclosed by fencing has been designed for ease of maintenance and enjoys an extensive paved patio area with a circular brick raised border with mature tree, further matching brick surround raised cork borders with mature shrubs. To the rear boundary is mature conifer and laurel hedging with a further paved seating area. The artificial grass area is divided by a curved brick sett pathway leading to the separate annexe.

Agents Note

The agents have been made aware that the owner has been granted a commercial usage for the integral area of the property. Please contact the agent for further details.



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welcome to

Keldgate, Beverley

- Show Home Condition
- 3 bedroom Main House
- Self-contained annexe with one bedroom
- Office/therapy room
- Mixed Use Council Tax

Tenure: Freehold EPC Rating: C

offers in excess of

£375,000

directions to this property:

See below map of property location. For further information on the local area please contact the Residential Sales Team on 01482 880488.



Please note the marker reflects the postcode not the actual property

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Property Ref:
BEV106660 - 0005

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