



Church Road, Beverley, East Yorkshire, HU17 7EN
Offers In The Region Of £750,000

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The Elms is an exceptional, individually designed home where contemporary architecture, thoughtful planning and high-quality craftsmanship come together to create a truly impressive residence.

Privately positioned on Church Road in the sought-after Molescroft area, on the outskirts of the Georgian market town of Beverley, this distinctive property was architect designed and constructed by local contractors, with great care taken to achieve both style and practicality throughout. From the outset, the quality and attention to detail are evident, with features including bespoke powder-coated aluminium and timber bi-fold doors and windows, underfloor heating throughout the ground floor and a mechanical ventilation with heat recovery system (MVHR).

The beautifully considered interior provides an impressive balance of open-plan living and flexible spaces. Concealed solid oak sliding doors can be opened to create an expansive contemporary living environment or closed to provide separate, more intimate areas when required. On entering the property, the naturally illuminated reception hall immediately creates a wonderful first impression, with generous atrium-style glazing drawing light down from the first-floor landing and complemented by the striking oak and glass staircase.

At the centre of the home is the superb breakfast kitchen, designed to be both practical and sociable. Fitted with fully integrated Neff appliances, sleek white gloss cabinetry and granite work surfaces, the kitchen opens directly through bi-fold doors onto the beautifully landscaped garden, making it an ideal space for everyday family life as well as entertaining.

The Elms offers a rare combination of architectural individuality, luxurious finishes and a wonderfully comfortable lifestyle in a highly desirable Beverley location. A property of this calibre and character is rarely available, and an accompanied viewing is strongly recommended to appreciate the quality.





Entrance Hall

Solid oak entrance door, atrium style feature window, black China slate flooring, power points, under stairs storage cupboard with under-floor heating controls and fuse box. Oak and glass staircase ascending to the first floor landing.

Guest Cloakroom

Low flush WC, wall mounted wash hand basin with tiled splash back and black China slate flooring.

Study/Bedroom 4

Double glazed window to the front aspect, fitted bookcase with filing drawers and storage cupboards, oak flooring, integrated ceiling speakers, fibre optics broadband, telephone, TV and power points.

Lounge

Double glazed window to the front aspect and double glazed bi-fold doors opening to the garden, feature gas fireplace, oak flooring, concealed solid oak sliding doors leading into the Kitchen/Breakfast Room, integrated surround sound cinema speakers, TV and power points.

Dining room

Double glazed window to the side aspect, oak flooring, concealed solid oak sliding doors leading into the Kitchen/Breakfast Room, integrated ceiling speakers and power points.



Kitchen/Family Room

Double glazed bi-fold doors opening to the garden and two Velux windows with automatic rain sensor closing, tiled flooring, a range of wall and base units with under counter lighting, granite work surfaces, granite splash backs, integrated electric oven with self cleaning function, integrated combination microwave, integrated coffee machine and sink with granite drainer. Centre island with base units, granite work surfaces, under counter fridge/freezer, integrated dishwasher, ceramic gas hob with extractor hood and sink with waste disposal unit. Integrated ceiling speakers, telephone, TV and power points.

Utility Room

Double glazed window to the side aspect, oak door opening to the rear aspect, a range of wall and base units with roll top work surfaces, tiled splash backs, space for washing machine and dryer, integrated fridge/freezer, sink and drainer unit, tiled flooring, alarm panel and power points.

First Floor Landing

Large atrium style windows to the front aspect frames the open countryside, airing cupboard that houses boiler and hot water cylinder, access to a boarded loft with ladder, radiator, storage cupboard and power points.

Bedroom One

Double glazed window to the rear aspect, fitted bedroom suite, two radiators, his and hers walk in dressing rooms with Velux windows to the front aspect, integrated ceiling speakers, telephone, TV and power points.



Dressing Room One

Velux window to the rear aspect and plenty of hanging space.

Dressing Room Two

Velux window to the rear aspect and plenty of hanging space.

En Suite

Double glazed window to the rear aspect, tiled walls and flooring, under floor heating, walk in double shower with Rain Dance shower head, low flush WC, wash hand basin with pedestal and two heated towel rails.

Bedroom Two

Double glazed window to the rear aspect, fitted wardrobes, radiator, integrated ceiling speakers, TV and power points.

Bedroom Three

Double glazed window to the front aspect, fitted wardrobes, radiator, integrated ceiling speakers, TV and power points.

Bathroom

Double glazed window to the rear aspect, tiled walls and flooring, under floor heating, panel enclosed bath with mixer tap and drench head shower over, wall mounted wash hand basin, heated towel rail and integrated ceiling speakers.



Rear Garden

Side entrance to the rear landscaped garden, which is laid to lawn with plant and shrub borders, raised flower beds, large paved patio, outside lights and hot and cold tap.

Side Garden

Mature fruit garden to the side of the property with raspberry and blackcurrant bushes.

Driveway

Private gated driveway, Block paving with parking for multiple vehicles.

Double Garage

Detached brick built double garage with pitched roof, electric cedar wood roller doors, door to the garden, power and lighting.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	86
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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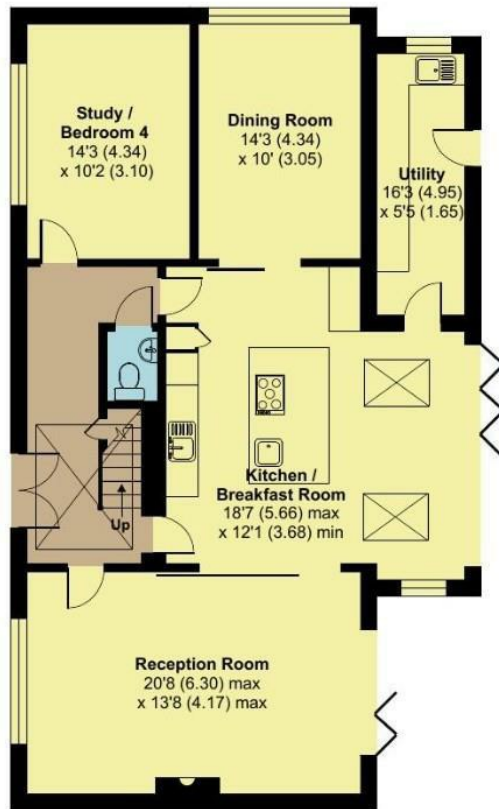
Church Road, Beverley, HU17

Approximate Area = 2213 sq ft / 205.5 sq m

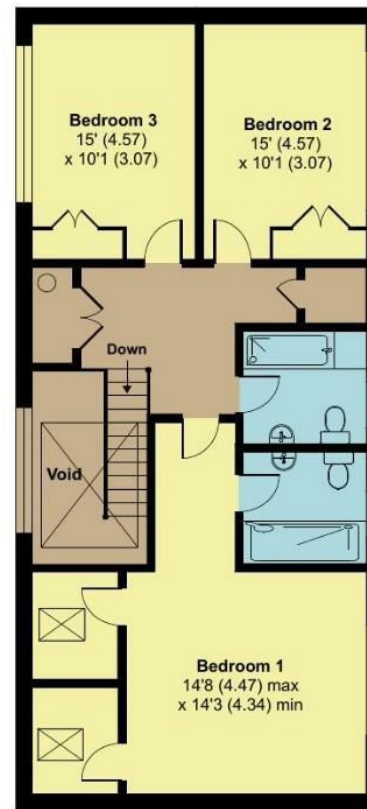
Garage = 393 sq ft / 36.5 sq m

Total = 2606 sq ft / 242 sq m

For identification only - Not to scale

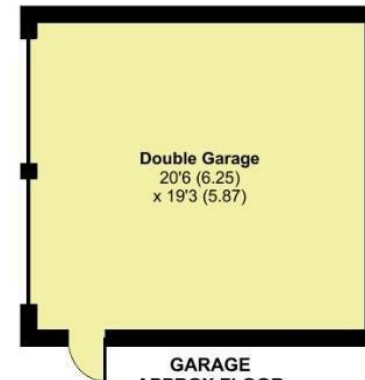


GROUND FLOOR
APPROX FLOOR
AREA 112.6 SQM
(1213 SQFT)



FIRST FLOOR
APPROX FLOOR
AREA 93 SQM
(1000 SQFT)

Denotes restricted
head height



GARAGE
APPROX FLOOR
AREA 36.5 SQM
(393 SQFT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hunters Property Group. REF: 1510979

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01482 861411 | Website: www.hunters.com

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