



**Seven Oaks Routh, Beverley, HU17 9SL**

## Welcome to

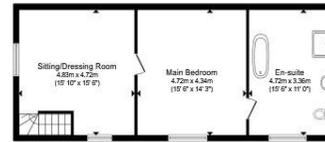
### Seven Oaks Routh, Beverley

An individually designed and extensively enlarged rural residence extending to approximately 3,800 sq ft, featuring five reception rooms, master suite, self-contained two-bedroom annex, generous gardens, double garage and excellent road links to Beverley, Hull and York.

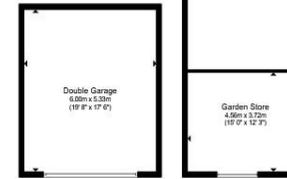




**Ground Floor**



**First Floor**



**Outbuilding**

- Description
- Entrance Hall
- Cloakroom /WC
- Lounge
- Kitchen
- Garden Room
- Sitting Room
- Study
- Utility Room
- Games/Snooker Room
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Bathroom
- First Floor
- Sitting Room/Dressing Room
- Master Bedroom
- En Suite Bathroom
- Separate Annex
- Entrance Hall
- Lounge
- Kitchen
- Bedroom One
- Bedroom Two
- Bathroom
- Outside
- Double Garage
- Outbuildings
- Agents Note

Total floor area 457.3 m<sup>2</sup> (4,922 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Agents Note**  
Please note: Services to the property are oil & cesspit sewage system. Please contact the branch for further information.

## Welcome to

### Seven Oaks Routh, Beverley

- Stunning individually designed residence extending to approx. 3,800 sq ft
- Separate self-contained two-bedroom annex ideal for extended family or holiday let
- Five reception rooms including study and impressive games/snooker room
- Fully enclosed gardens, ample parking, double brick garage and workshop
- Rural setting with open farmland views and excellent road connections

Tenure: Freehold EPC Rating: D

Council Tax Band: F

Offers in the region of

# £700,000



## Directions to this property:

See map below for directions. For more information, please contact the branch on 01482 880488



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BEV107526](http://williamhbrown.co.uk/Property/BEV107526)



Property Ref:  
BEV107526 - 0004

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