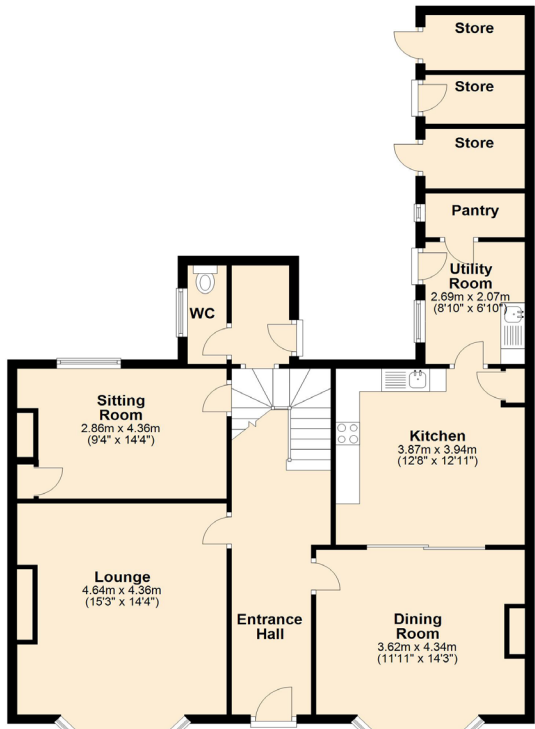
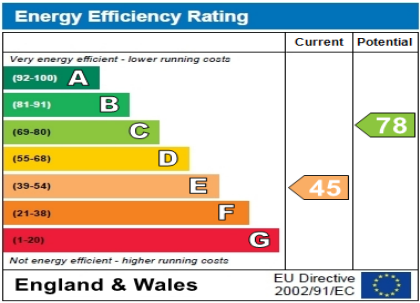
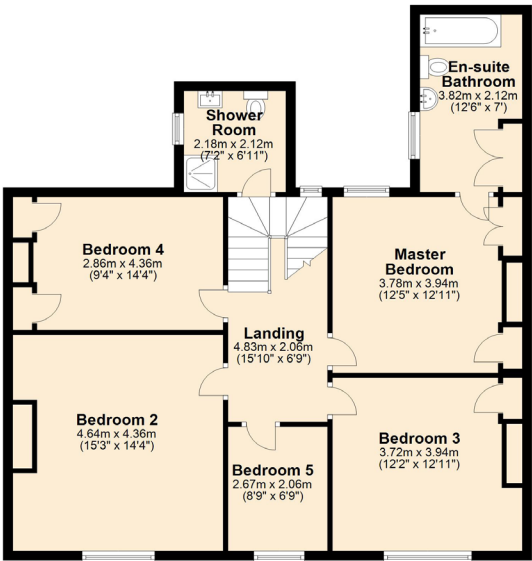


Approx. 102.0 sq. metres (1097.4 sq. feet)



Total area: approx. 195.3 sq. metres (2101.9 sq. feet)

First Floor  
Approx. 93.3 sq. metres (1004.5 sq. feet)



£650,000

4 Hurn View,  
Norfolk Street,  
Beverley

### SERVICES

The property is connected to all mains services. Gas fired radiator central heating is installed. None of the services or installations have been tested.

### TENURE

The property is held under freehold title with vacant possession on completion.

### COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'G'.

### VIEWING

Strictly by appointment with the sole agent's Beverley office on (01482) 866844.



11 Market Place, Beverley | 01482 866844 | [www.dee-atkinson-harrison.co.uk](http://www.dee-atkinson-harrison.co.uk)

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison





## 4 Hurn View, Norfolk Street, Beverley, HU17 7DP

### DESCRIPTION

This is a lovely family home of character in a quiet and attractive setting within this choice part of Beverley. Built in the 1880's, the fine double fronted property is part of a terrace of similar houses that stand adjacent to the Westwood on the edge of the town, but within easy reach of all amenities. The accommodation is of gracious but manageable proportions and includes original fireplaces and architectural detail. Three reception rooms include a dining room which has been opened up to the kitchen area creating a light and airy through living space. To the first floor four double bedrooms are served by two bath/shower rooms (one en-suite) and there is also a study.

### SITUATION

The property is located on the north side of the town and approached from the centre along what is widely regarded as the most attractive route into Beverley, New Walk and North Bar Without being lined with an abundance of fine period homes, many of which are listed buildings. Hurn View is a private road serving a small number of properties in a cul de sac on the south side of Norfolk Street. It is less than half a mile from the house to North Bar, on the edge of the historic town centre, which is noted for its variety and quality of shops, café bars & restaurants and other amenities. Access to the common pastures of the Westwood, which are the home of the town's race and golf courses, is just a few strides away from the back gate of the house.



### THE ACCOMMODATION COMPRISES:

#### GROUND FLOOR

##### ENTRANCE HALL

A fine staircase with half landing leads off and includes a storage cupboard beneath. Picture rail, ceiling cornice and radiator.

##### LOUNGE

Features a large front-facing bay window and a basket grate open fireplace with painted fire surround. Picture rail, ceiling cornice and radiator.

##### SITTING ROOM

With cast iron fireplace and painted fire surround. Alcove shelved cupboard, ceiling cornice and radiator.

##### DINING ROOM

A further front bay window has built-in storage seating. Cast iron fireplace with living flame gas fire and painted fire surround. Alcove cupboard and shelving. Picture rail, ceiling cornice and centre moulding. Radiator. A wide opening with concealed sliding doors leads to:

##### KITCHEN

Bespoke fitted cabinets to two walls comprise painted base and wall cupboards with timber-effect worktops incorporating a sink and gas hob. Integral electric oven, plumbing for dishwashing machine and fridge/freezer position. Ceiling cornice. Timber flooring extends through from the dining room and there are built-in cupboards and drawers to either side of a chimney breast recess.

##### UTILITY ROOM

With a range of fitted units, worktop and single drainer sink. Floor standing gas boiler, plumbing for automatic washing machine, extractor fan and pantry.

##### REAR ENTRANCE

Fitted seat and coat hooks. Radiator.

##### SEPARATE WC

With toilet, wash-hand basin and radiator.

#### FIRST FLOOR

##### MASTER BEDROOM

Cast iron fireplace and fire surround. Double wardrobe and separate closet to alcoves. Radiator.

##### EN SUITE BATHROOM

Suite comprises a panelled bath with splashback tiling and wall mirror above, toilet and wash-hand basin. Built-in cabinet furniture includes airing cupboard with hot water tank (fitted electric immersion heater) and bench seat storage. Radiator.

##### BEDROOM TWO

Cast iron fireplace and fire surround. Radiator and ceiling cornice.

##### BEDROOM THREE

Cast iron fireplace and fire surround. Alcove closet and radiator.

##### BEDROOM FOUR

Cast iron fireplace and fire surround. Cupboards to alcoves. Radiator.

##### STUDY / BEDROOM FIVE

With fitted desk including drawers and filing cabinets. Wall shelving and radiator.

##### SHOWER ROOM

With power shower, wash-hand basin on stand and toilet. Approx half to full wall-height tiling with heated towel radiator and tiled floor.

##### OUTSIDE

The main garden is at the front of the house, with a south-easterly aspect and comprises a lawn with established borders of shrubs and perennials. At the rear the property has a paved courtyard that includes three brick outhouses. This is enclosed by a boundary wall with shrubbery bed and pedestrian gate on to Norfolk Street. Private parking is available on Hurn View at the front and there is further on street parking in Norfolk Street.