



44 Westwood Road, Beverley, East Riding of Yorkshire, HU17 8EJ

ONE OF THE MOST NOTABLE HOUSES IN BEVERLEY BY RENOWNED ARCHITECTS SMITH AND BRODRICK. CLOSE TO THE WESTWOOD PASTURES. MENTIONED IN NIKOLAUS PEVSNER'S BOOK AS BEING ONE OF THE BEST ON WESTWOOD ROAD: IN THE QUEEN ANNE STYLE, WITH SHAPED GABLES, DOOR CANOPIES, A DECORATIVE PLASTER PANEL AND PRETTY DENTILLED CORNICES TO LARGE CANTED BAYS.

Nikolaus Pevsner and David Neave, Yorkshire: York and the East Riding (Yale University Press, 2002) p.316.



A truly fine example of late Victorian architecture, this stunning property provides approximately 3,700 sq. ft. of beautifully proportioned accommodation. Providing up to six bedrooms, three bathrooms, a fine entrance, elegant reception rooms and a large 30ft long open plan dining kitchen overlooking the garden with bi-fold doors. Plus, the added benefit of a substantial triple garage and off street parking. A fabulous family property in a fantastic location a short walk from the town centre.

Location

Beverley is an extremely popular Historic Market Town with a wide range of facilities and special attractions including the Minster, the Westwood and Beverley Racecourse. The town is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull. Boasting several good quality restaurants and bars and a private golf club situated on the Westwood. Beverley lies approximately ten miles to the north of the City of Hull and approximately thirty miles south-east of York and is ideally located for access to the coast and the motorway network. There is a train station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough.

Accommodation

The accommodation is arranged on the ground and two upper floors plus cellar and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows:

Entrance Vestibule

To the ...

Entrance Hall

This elegant entrance features the original period staircase.

Living Room

Including a large walk-in bay window and original period fireplace.





Dining/Sitting Room

Overlooking the rear garden, original period fireplace with wood burning stove.

Rear Hall

Giving access to a downstairs w.c. with wash hand basin and a large walk-in pantry with extensive fitted storage.

Open Plan Dining Kitchen

With bi-fold doors enjoying a delightful aspect over the garden, Velux skylight windows and Karndean flooring throughout.

The kitchen area has been re-fitted with a stylish range of floor and wall cabinets with matching centre island unit and quartz granite worktops. A chimney breast feature houses a two oven Aga cooker plus additional oven and hob, integrated refrigerator and dishwasher.



Utility Room

Includes a range of fitted cabinets with twin Belfast sink, plumbing for automatic washing machine and wall mounted gas fired central heating boiler unit.

First Floor Landing

Has a range of fitted linen cupboards.

Bedroom 1

Includes a range of fitted wardrobes.

En-suite Bathroom

This generously proportioned bathroom has a five-piece suite comprising free standing bath, independent shower cubicle, vanity wash hand basin, low level w.c. and bidet. Connecting door to the ...

Bedroom 2 / Dressing Room

Bedroom 3

With fitted wardrobe.

Study / Home Office

Family Bathroom

Features a four-piece suite with complementing tiling comprising free standing bath, independent shower cubicle, vanity wash hand basin and low level w.c.

Second Floor Landing

Bedroom 4

With fitted wardrobe and original period fireplace.

Bedroom 5

With recessed storage cupboard and original period fireplace.

Bedroom 6

With original period fireplace.

Second Floor Bathroom

Part-tiled complementing a three-piece suite comprising shower cubicle, vanity wash hand basin and low level w.c., large built-in cupboard and heated towel rail.

Outside

The property stands in an elevated position with a forecourt garden to the front. There is vehicle access to the rear of the property which includes off street parking and a large triple garage. The rear garden is mainly lawned and includes a patio area.

Services

Mains gas, water, electricity and drainage are connected to the property.

Central Heating

The property has a gas fired central heating system to panelled radiators.

Agents Note

Please note the front of this property is Grade II Listed and the rear is conservation area.

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.*



Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal:

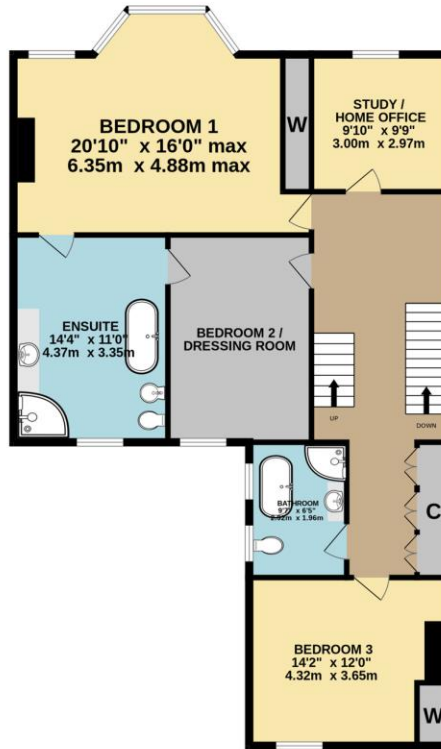
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GROUND FLOOR
1422 sq.ft. (132.1 sq.m.) approx.



1ST FLOOR
1178 sq.ft. (109.5 sq.m.) approx.



2ND FLOOR
837 sq.ft. (77.8 sq.m.) approx.



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TOTAL FLOOR AREA : 3437 sq.ft. (319.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

