



1 Simpson Close, Beverley, East Yorkshire, HU17 8EY

A MOST IMPRESSIVE DETACHED HOME IN A HIGHLY-LAUDED DEVELOPMENT
AT THE VERY HEART OF BEVERLEY - DON'T MISS OUT!



Discover an exquisite living experience at Westwood Park, a remarkable re-development of residential properties on the historic site of the former Westwood Hospital. Completed between Summer 2015 and Winter 2017 by the esteemed specialists at PJ Livesey, this development features a thoughtful blend of converted Grade II Listed buildings and tastefully designed new build homes. Adjacent to the picturesque Westwood Pastures and just a short walk from Beverley's bustling town centre, this location offers the perfect blend of town and country life.

Summary

This magnificent DETACHED home, one of only two in the development, stands as the largest property type and is sure to impress from the moment you arrive. Spread over three floors, this home showcases stylish finishes throughout. The accommodation includes an inviting entrance Hall, guest Cloaks/WC, a comfortable Lounge, and a spectacular 31FT Living/Dining Kitchen with a separate Utility that connects to the integral garage. On the first floor, you'll find a superb principal suite with a Bedroom, Fitted Dressing Room, Shower Room, and Roof terrace, along with a generous guest Bedroom with En-suite, a third double Bedroom, and the house Bathroom. The top floor offers two additional Double Bedrooms and a Shower Room.

The property is situated on a charming plot featuring private driveway parking and beautifully landscaped gardens to the rear and side. The split-level rear garden includes a patio terrace, lawn, and steps leading to a retained planting garden. With the Westwood as its backdrop and a tree belt providing privacy beyond the rear boundary, the garden enjoys a sunny south-westerly aspect and enviable privacy.





Agent's Thoughts

In my opinion, this is one of the finest homes available on this prestigious Beverley development. It offers the perfect blend of town and country living in this charming market town, with an extensive layout of accommodation ideally suited for modern family life. Immaculately presented throughout, with Neff appliances, Villeroy & Bosch fittings in bathrooms and underfloor heating in the kitchen area, this property is a must-see!

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.

Tenure

The tenure of the property is freehold.

Additional Charges

We are advised that there is a fee payable to Westwood (Beverley) Management Company Ltd of £550 per annum.

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.

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.





1 SIMPSON CLOSE, BEVERLEY

TOTAL FLOOR AREA : 2638 sq.ft. (245.1 sq.m.) approx.

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

