



QUICK & CLARKE
The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
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Westfield House, 23 North Road, Lund YO25 9TF
Offers in the region of £680,000

- Four/five bedrooms, one to the ground floor
- Three bathrooms, three reception rooms
- Paddock and Stabling
- Sought after village location
- Around 2,400 square feet
- Very attractive gardens
- Stunning kitchen, recently refitted en-suite & new ground floor wet room
- EPC Rating: E; Council tax band F
- EPC rating E

Offering superb flexibility of use and having the benefit of a ground floor bedroom and bathroom, this fabulous property also boasts a paddock and stabling.

Situated in one of East Yorkshire's most sought after villages, the current layout affords the house with a first floor living room with window overlooking the extensive gardens and paddock. Beautifully presented throughout and having been continuously updated by the owners since 1988, this superb property is sure to enchant. With a westerly aspect to the rear, ideal for the afternoon and early evening sun, viewing is highly recommended.

LOCATION

The property is located on the western side of North Road in the much sought after village of Lund.

Lund lies some six miles north of Beverley and on the edge of the Yorkshire Wolds, surrounded by attractive rolling countryside. Lund is largely seen as the premium of the sought after villages located just to the north of Beverley. Lying just off the Beverley to Malton Road and in the heart of East Yorkshire, the position allows for ease of access to these market towns. Lund has a highly regarded public house and restaurant, The Wellington Inn, and the Michelin Star Pipe & Glass Inn is located close by in South Dalton.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

RECEPTION HALL

15'4 x 12'1 (4.67m x 3.68m)
A very light, bright and airy entrance hall with part galleried landing above. Modern composite front door with two large windows to the front elevation.

GARDEN ROOM

15'7 x 11'11 (4.75m x 3.63m)
Patio doors lead out onto the westerly facing garden and internal windows provide borrowed light to and from the kitchen, study and reception hall. A cupboard houses the oil fired boiler.

STUDY / SNUG

15'7 x 9'8 max (4.75m x 2.95m max)
Window to the rear elevation. Allowing flexibility of use and could be used as an additional reception room.

SITTING ROOM

14' x 8'10 (4.27m x 2.69m)
Window to the front elevation.

KITCHEN

15' x 11'8 (4.57m x 3.56m)
A very attractive oak kitchen offering a generous range of wall and base storage units, complementing worksurfaces and matching splashback behind the hob. Built-in table/breakfast bar, four ring Neff electric hob with extractor over, Neff oven, grill and microwave, 1 1/2 bowl stainless steel sink and drainer. Integrated washing machine, tumble dryer and dishwasher. Windows to both rear and side aspects, timber glass panelled doors opening into the dining room.

DINING ROOM

11'6 x 11'8 (3.51m x 3.56m)
Window to the front elevation.

GROUND FLOOR BEDROOM

12'5 x 8'11 (3.78m x 2.72m)
Window to the rear elevation.

GROUND FLOOR WETROOM

6'6 x 7'10 (1.98m x 2.39m)
Fitted within the last year a level access wet room with thermostatic shower, wall hung hand wash basin and back to the unit WC. Fully tiled walls and window to the front elevation.

FIRST FLOOR

LANDING

Window to the front elevation.

FIRST FLOOR LOUNGE

24'5 x 14'7 (7.44m x 4.45m)
A superb room which could equally be repurposed as an additional bedroom. Dual aspect with windows to the side and rear overlooking the garden. Attractive stone fireplace housing a living flame effect fire.

MASTER BEDROOM

14'6 x 10'1 (4.42m x 3.07m)
Window to the rear elevation.

EN-SUITE SHOWER ROOM

12' x 8'10 (3.66m x 2.69m)
A fabulous and recently refitted contemporary shower room with a modern suite comprising pale blue gloss vanity units and matching wall cupboard, two counter-top hand wash basins and back to the unit WC, and double walk-in shower cubicle. Fully tiled walls and heated towel rail, window to the rear elevation.

BEDROOM 2

12' x 11'7 (3.66m x 3.35m)
Fitted wardrobes with mirrored fronts, window to the front elevation.

BEDROOM 3

14'6 x 9' (4.42m x 2.74m)
Fitted wardrobes with mirrored fronts. Window to the front elevation.

BATHROOM

8'6 x 7' (2.59m x 2.13m)
Four piece sanitary suite comprising panelled bath, corner shower enclosure, vanity unit with recessed wash basin and back to the unit WC. Window to the front elevation and tiled walls.

GARDENS

The property has an area of lawn to the front with a side drive leading up to the detached double garage.

At the rear of the house the garden and patio are westerly facing and are afforded a good level of privacy courtesy of the mature shrubs and trees. A central ornamental fishpond has a waterfall and beyond the lawns is a vegetable plot with a greenhouse (water supplied).

DETACHED DOUBLE GARAGE

21'6 x 15' (6.55m x 4.57m)
Up & over door, supplied with light and power.

PADDOCK

To the rear of the garden is an enclosed grass paddock, approximately 0.15 of an acre, planted with trees to one side. Adjacent to the paddock is a timber stable and tack room which is supplied with electricity and water.

SERVICES

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

CENTRAL HEATING

The property benefits from an oil fired central heating system.

DOUBLE GLAZING

The property benefits from double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net



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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VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.