



**QUICK & CLARKE**  
The Property Specialists

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**44 Westwood Road, Beverley HU17 8EJ**  
**£995,000**

- Incredible Beverley home
- Highly regarded by Nikolaus Pevsner
- Outstanding location
- Approx 3,200 square feet
- Eclectic contemporary and period mix
- Stunning kitchen day room
- 6 bedrooms, 3 bathrooms
- Wonderful garden and detached double garage
- Short walk to town centre and Westwood
- Council tax band G. EPC rating D.

A truly iconic Beverley property located in one of the most sought after areas of this superb Georgian market town and noted for its architectural beauty by the world renowned Nikolaus Pevsner in his book on Buildings of England and determined as one of the best Queen Anne style properties designed by Smith and Broderick.

Not only does 44 Westwood Road offer a beautiful architectural home, it provides everything that the modern family could wish for, with lovely light and spacious accommodation extending to approximately 3,200 square feet and incorporating a stunning kitchen day room with double bifold doors to the rear garden, along with two further substantial reception rooms, six bedrooms and three bathrooms. The garden is very well-proportioned and laid mainly to lawn with a walled boundary. The property is further enhanced by the detached double garage to the rear.

This really is one of the most outstanding properties in Beverley which is rarely available on the open market.

#### LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALL

Terazzo tiled floor and leaded lights above a six panel entrance door.

##### RECEPTION HALL

Elegant period staircase to the first floor, ceiling rose and cornicing, along with two radiators.

##### CELLAR

Light and power laid on.

##### LIVING ROOM

20'6 x 12'1 (6.25m x 3.68m)  
Feature period fireplace in a painted timber surround with polished stone hearth, box bay window with leaded lights, skirting heating and radiator.

##### SITTING ROOM

21'2 x 14' (6.45m x 4.27m)  
Overlooking the rear garden having a period fireplace with wood burning stove in a tile inset and stone hearth, ceiling cornice and picture rail, sealed unit double glazed sash windows and radiator.

##### CLOAKROOM

Low level WC and wash basin, timber effect flooring and sealed unit double glazed sash window.

##### PANTRY

10' x 5'6 (3.05m x 1.68m)  
Fitted cupboards and sash window.

##### KITCHEN DAY ROOM

29'6 x 14' (8.99m x 4.27m)  
A wonderful area of living space forming the heart of this period home, offering an extensive range of base and eye level units with matching centre island and quartz worktops, along with a chimney breast feature which houses a two oven Aga, but the kitchen also offers an electric oven and hob with integrated fridge and dishwasher. Timber effect flooring has been laid along with sash windows and a double bifold door at the rear which incorporates the external entertaining space with the main accommodation.

##### UTILITY

10' x 5' (3.05m x 1.52m)  
Fitted units with Belfast sink, plumbing for automatic washing machine, wall-mounted gas central heating boiler and door to outside.

##### FIRST FLOOR LANDING

Traditional linen cupboards, ceiling cornicing and radiator.

##### BEDROOM 1

20'8 x 12'10 (6.30m x 3.91m)  
Having a range of fitted wardrobes along with bay window and leaded lights, ceiling cornice and radiator.

##### EN-SUITE JACK & JILL BATHROOM

14'5 x 11'  
A lovely light and spacious bathroom with a five piece suite comprising roll top ball and claw bath, shower in separate cubicle, vanity wash basin with granite surround and cupboards below, low level WC and bidet. Varnished floorboards, two sash windows and period style radiator. The bathroom also interconnects with Bedroom 3.

##### BEDROOM 2

17' x 14' (5.18m x 4.27m)  
Sealed unit double glazed sash window, period sash window and radiator.

##### BEDROOM 3

14'7 x 10'2 (4.45m x 3.10m)  
Varnished floorboards, sash window, radiator and door to the Jack & Jill en-suite bathroom.

##### OFFICE

9'8 x 9'5 (2.95m x 2.87m)  
Ceiling cornicing and radiator.

##### FAMILY BATHROOM

9'6 x 6'4 (2.90m x 1.93m)  
Roll top ball and claw bath, shower in separate cubicle, vanity wash basin with cupboards below and low level WC. Sash window and period style chrome towel radiator.

##### SECOND FLOOR LANDING

Skylight.

##### BEDROOM 4

17' x 12'8 (5.18m x 3.86m)  
Period fireplace, original leaded light windows, fitted wardrobe and radiator.

##### BEDROOM 5

14'2 x 13' (4.32m x 3.96m)  
Original leaded light windows, period fireplace, storage cupboard and radiator.

##### BEDROOM 6

14'6 x 10'7 (4.42m x 3.23m)  
Period fireplace and radiator.

##### BATHROOM

11' x 10'9 (3.35m x 3.28m)  
Shower cubicle with glazed screen, cantilevered vanity wash basin and low level WC, built-in cupboard, towel radiator plus radiator.

##### OUTSIDE

The property stands in a prominent position with a gravelled forecourt garden and stone path leading to the front door.

The rear garden is walled and laid mainly to lawn but also benefits from a delightful stone terraced seating area which combines beautifully with the inside living space.

##### TRIPLE GARAGE

A substantial brick and tile garage/workshop having light and power laid on, electric remote double door and single door to

the front with further electric double remote garage door to the rear.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system.

##### DOUBLE GLAZING

The property benefits from uPVC 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 the 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](mailto:beverley@qandc.net)



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.

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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