



QUICK & CLARKE
The Property Specialists

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32 Westwood Road, Beverley HU17 8EJ
£775,000

- Characterful and homely period house
- Prestigious location
- Close to Westwood pastures and town centre
- 4 double beds / 2 baths
- Garage parking
- Fabulous open plan living dining kitchen
- Council tax band E
- EPC rating D

A beautiful and characterful period home situated in arguably one of Beverley's most coveted locations. With the accommodation arranged over three floors and offering three reception rooms, four double bedrooms and two bathrooms, the property has a fabulous light, bright and homely feel.

Having been updated over time and benefiting from a fabulous open plan living dining kitchen, the property also has relatively easy to maintain and well-tended gardens, along with garage parking to the rear. Ideally situated close to the Westwood and also convenient for the amenities of the town centre, viewing of this property is highly recommended.

LOCATION

The property is located in a superb position on arguably one of Beverley's most sought after thoroughfares. Lying close to Beverley Westwood and very convenient for the town centre, the property is surrounded by houses of equal architectural merit and is close to the highly regarded Woolpack public house.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

3'7 x 3'2 (1.09m x 0.97m)
Steps lead up to a panelled front door with access to the cellar beneath.

ENTRANCE HALL

23'2 x 5'11 (7.06m x 1.80m)
An interior door leads into a welcoming entrance hall with solid oak floor and stairs to the first floor accommodation having storage cupboard under.

DOWNSTAIRS WC

Two piece suite comprising wall-hung wash basin and WC, slate floor.

LIVING ROOM

13'2 x 13' (4.01m x 3.96m)
A well-proportioned room with bay window to the front elevation. Attractive granite fireplace with slate hearth housing an open grate fire with tiled insert and shelves in alcoves to either side. Bifold doors can be pulled back to create a through room into the sitting room.

SITTING ROOM

13'1 x 10'10 (3.99m x 3.30m)
Having a further attractive marble fireplace with granite hearth and back housing a gas living flame fire, window to the rear elevation.

OPEN PLAN LIVING DINING KITCHEN

41'5 x 15'9 max (12.62m x 4.80m max)
A superb extension to the rear of the property has created an attractive living dining kitchen. With a generous range of wall and base storage units with white fronts, contrasting solid granite worksurfaces and matching breakfast bar. Seven ring Smeg range with integrated ovens, integrated dishwasher, fridge freezer and wine cooler. Carousel and larder cupboards, inset stainless steel sink and drainer and attractive porcelain tiled floor. The kitchen benefits from separate underfloor heating. Seven skylights to the ceiling, windows to three aspects and a composite door provides access to the rear garden. Within the living area is a wood burning stove with shelves to the alcoves either side and a continuation of the oak flooring from the entrance hall.

UTILITY ROOM

8' x 5'8 (2.44m x 1.73m)
Oak fronted base storage units, composite sink and drainer, space and plumbing for washing machine and tumble dryer, overhead skylight.

FIRST FLOOR LANDING

BEDROOM 1

17'2 x 13' (5.23m x 3.96m)
Three windows to the front elevation, built-in wardrobes and marble fireplace with a Victorian cast iron insert.

BEDROOM 2

13' x 10'10 (3.96m x 3.30m)
Cast iron fireplace, wash basin and window to the rear elevation.

BATHROOM

12'7 x 9'5 (3.84m x 2.87m)
A modern bathroom offering a four piece suite comprising corner shower enclosure, vanity wash basin, bath and close coupled WC. Cupboards housing the modern gas boiler and hot water tank, contemporary styled radiator and window to the rear elevation.

SECOND FLOOR LANDING

BEDROOM 3

11'7 x 10'10 (3.53m x 3.30m)
Cast iron fireplace, built-in cupboard and dormer window to the front elevation.

BEDROOM 4

11'7 x 10'11 (3.53m x 3.33m)
Window to the rear elevation, cast iron fireplace and built-in cupboard.

SHOWER ROOM

8'3 x 5'11 (2.51m x 1.80m)
Three piece suite comprising vanity unit with wash basin and back to the unit WC, corner shower enclosure, chrome heated towel rail and window to the front elevation.

OUTSIDE

The property has an attractive frontage with a stone flagged pathway leading up to the steps to the front door. The front garden is laid under grass behind a dwarf wall with mature hedging. Access can be gained to the garage and the rear of the property via tenfoot located next to the neighbouring house.

The rear garden is well-tended with a central lawn and a composite decked seating area to the rear of the garden which makes the most of the available sunlight. There is also a shed for storage and a gate providing access onto a tenfoot to the rear of the property which also gives access onto Woodlands and Love Lane.

GARAGE

14'10 x 9'1 (4.52m x 2.77m)
Electric up & over door, further storage in the roofspace and courtesy door providing access into the rear garden.

CELLAR

Accessed from the front of the property having three separate rooms with quarry tiled floor, used for storage.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

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



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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.