



19 Willow Grove, Beverley HU17 8DS
£375,000

- Outstanding period home
- Incredibly well-presented
- Stunning views
- Short walk to town centre
- Two receptions
- Two bathrooms
- Modern breakfast kitchen
- Wonderful entertaining space
- Incredible quality
- Council tax band: C EPC Rating: C

One of the prettiest and most beautifully presented period properties and located in a most picturesque part of Beverley, being only a short walk from the town centre but having stunning panoramic views of Beverley Westwood.

19 Willow Grove has been substantially remodelled and updated by the current owner to provide an outstanding property, the quality of which is rarely available.

To the ground floor there are two reception rooms along with a modern breakfast kitchen, extremely useful utility and shower room, whilst at first floor the master bedroom enjoys an en-suite shower room with the second bedroom having stunning Westwood Views. The enclosed rear garden is mainly paved with artificial grass areas providing attractive seating space, whilst the front gravelled forecourt garden affords a lovely entertainment area with amazing views.

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

GROUND FLOOR

ENTRANCE HALL

Half panelled walls with ceiling cornice and cast iron style radiator.

LIVING ROOM

11' x 10'9 (3.35m x 3.28m)
Painted fireplace with log burner fitted, PVCu sealed unit double glazed bay window with window seat, ceiling cornice and ceiling rose, built-in fireside cupboards and vertical radiator.

DINING ROOM

14' x 11'6 max (4.27m x 3.51m max)
Ornate fireplace converted to provide log store, return staircase to first floor and ceiling coving.

BREAKFAST KITCHEN

13' x 7'9 (3.96m x 2.36m)
An extensive range of modern cream base and eye level units with timber worksurfaces incorporating electric oven and hob, dishwasher and integrated fridge freezer. 1 1/2 bowl sink unit, timber effect floor, PVCu sealed unit double glazed doors to outside and vertical radiator.

UTILITY

6'10 x 4'10 (2.08m x 1.47m)
Matching units with timber worksurface, PVCu sealed unit double glazed window and radiator.

SHOWER ROOM

6'7 x 4'10 (2.01m x 1.47m)
Shower in corner cubicle, wash basin with cupboard below and low level WC. Timber effect flooring, PVCu sealed unit double glazed window and chrome towel radiator.

FIRST FLOOR

BEDROOM 1

11'9 x 11'4 (3.58m x 3.45m)
PVCu sealed unit double glazed sash style window, overstairs storage cupboard and cast iron style radiator.

EN-SUITE

8'5 x 6'4 (2.57m x 1.93m)
Panelled and tiled walls, shower in corner cubicle, wash basin and low level WC. Sealed unit double glazed skylight and chrome towel radiator.

BEDROOM 2

14' x 11' (4.27m x 3.35m)
Built-in fireside cupboard, 3/4 panelled walls, PVCu sealed unit double glazed sash window and cast iron style radiator.

OUTSIDE

The rear garden is enclosed and offers a range of paved seating areas with artificial grass beds. At the front of the property is a delightful gravelled forecourt garden affording lovely entertaining space.

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



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.