





The Property Specialists

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**37 Woodlands, Beverley HU17 8BT**  
**£635,000**



- Period townhouse.
- Located between town centre and Westwood.
- Extremely well presented.
- Over 1,800 square feet.
- Three bedrooms and two bathrooms.
- Three reception rooms.
- Beautiful garden to rear.
- Ample private off street car parking.
- Council Tax Band: E
- EPC Rating: E

A simply beautiful Period townhouse located in one of this historic market town's most sought after locations being only a stone's throw away from the extensive amenities that Beverley has to offer as well as the delightful open pastures of Beverley Westwood.

The property extends to in excess of 1,800 square feet providing three bedrooms over three floors and offering three reception rooms at ground floor including a delightful garden room which inter-communicates with the beautifully presented garden to the rear. A garden studio with underfloor heating is a further extremely useful addition this home.

To the front of the property there is a substantial gravel private parking facility for up to three cars.

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

Ceiling cornice, dado rail, staircase to first floor with understairs storage cupboard and radiator.

LIVING ROOM

14'3" x 13'0" (4.34m x 3.96m)  
Slate fireplace with log burner fitted and tiled hearth, ceiling cornice, exposed timber floorboards, sash bay window and radiator.

DINING ROOM

12'0" x 11'10" (3.66m x 3.61m)  
Painted fireplace with cast iron and tile inset, ceiling coving and picture rail. Door to enclosed rear courtyard garden and radiator.

KITCHEN

13'9" x 9'8" (4.19m x 2.95m)  
A modern kitchen with a range of grey base and eye level units having polished stone work surfaces and integral sink as well as dishwasher, fridge freezer and electric range. There are two sash windows along with an attractive window seat.

GARDEN ROOM

13'0" x 12'10" (3.96m x 3.91m)  
Central feature skylight with door to rear enclosed courtyard garden and French doors to main garden. Timber effect floor and radiator.

REAR HALLWAY

Laminate floor, radiator and door to outside.

CLOAKROOM / UTILITY

An extremely useful room with low level w.c. and sink. Plumbing for automatic washing machine, tiled floor and sealed unit double glazed skylight and radiator.

FIRST FLOOR

LANDING

Built-in cupboard housing gas fired central heating boiler, sash window and radiator.

BEDROOM 1

13'0" x 12'10" (3.96m x 3.91m)  
Built-in fireside cupboards with sash window, ceiling cornice and radiator.

BEDROOM 2

12'0" x 11'9" (3.66m x 3.58m)  
Period cast iron fireplace with built-in fireside cupboards, sash window, ceiling cornice and radiator.

BATHROOM

10'0" x 9'0" (3.05m x 2.74m)  
Contemporary suite comprising P-shaped bath with shower over, trough wash basin and low level w.c. Wall mounted cantilevered drawers, chrome towel radiator and sash window.

SHOWER ROOM

9'0" x 5'6" (2.74m x 1.68m)  
Showering glazed cubicle with wash basin and low level w.c. Tiled effect floor, sash window and chrome towel radiator.

SECOND FLOOR

BEDROOM 3

14'3" x 14'0" (4.34m x 4.27m)  
With dormer window, eaves cupboard and radiator along with walk-in wardrobe.

OUTSIDE

There is an attractive forecourt planting garden with stone paving leading to the front door and opposite is a privately owned gravelled area offering off street car parking for up to three cars.

Along with the enclosed courtyard garden there is a further rear garden with paved seating areas, gravel and planting beds.

There is pedestrian access to the rear of the property.

STUDIO

9'9" x 9'9" (2.97m x 2.97m)  
An extremely useful structure having central skylight with timber effect floor, underfloor heating and PVCu sealed unit double glazed windows and door.

GARAGE / WORKSHOP OPTION

A Purchaser will be given the option to acquire a further double garage / workshop with first floor located at the rear of the house for £100,000.

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](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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