



10 Westwood Way, Beverley HU17 8GE
£400,000

- Close to town centre
- Views over Beverley Westwood
- Good sized living room
- Modern dining kitchen
- Five bedrooms
- Two bath/shower rooms
- Private terraced garden
- Parking and garage
- Work at home opportunity
- EPC C

THE PROPERTY

Close to Beverley town centre and having the benefit of off-street parking and garage, this beautifully proportioned 4/5 bedroomed modern home boasts fantastic views over Beverley Westwood yet lies within a central Beverley location. The property is presented to a high standard and the accommodation briefly comprises entrance hall, living room, dining kitchen, downstairs cloakroom, master bedroom with en-suite, four further bedrooms, one of which could be used as an upstairs study for home working, house bathroom, integral garage, off-street parking and terraced garden. Experience the convenience of modern day living with the heart of an historic market town.

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

Composite front door with ornate glass panel and matwell, oak style Karndean flooring, stairs to the first floor and coving.

LIVING ROOM

16'1" x 9'9" (4.90m x 2.97m)
With feature contemporary style electric fireplace, wooden mantelpiece, uPVC window to the front elevation, radiator and coving.

DINING KITCHEN

16'7" x 9'4" (5.05m x 2.84m)
Of a generous size and offering a kitchen with a good range of wall and base units with ash fronts and granite style laminated worksurfaces, ceramic tiled splashback, four ring gas hob with stainless steel chimney extractor over, integrated oven, some glass display cabinets, stainless steel 1 1/4 bowl sink and drainer, space and plumbing for dishwasher, a continuation of the oak style Karndean flooring and space for table. uPVC double glazed window to the rear elevation with views over the Westwood towards the Racecourse, French doors providing access to the garden. Space for an American style fridge freezer, radiator and cupboard under the stairs.

CLOAKROOM

With a two piece sanitary suite in white comprising vanity hand wash basin with storage under and low level WC. Radiator, uPVC double glazed window to the front elevation and a continuation of the Karndean flooring from the entrance hall.

FIRST FLOOR

LANDING

MASTER BEDROOM

9'9" x 9'5" (2.97m x 2.87m)
With a range of fitted wardrobes by Sharps, uPVC double glazed window to the front elevation and radiator.

EN-SUITE SHOWER ROOM

Three piece sanitary suite comprising low level WC, shower cubicle with glass screen and vanity hand wash basin with storage under. Radiator and Karndean pebble effect tiled floor.

BEDROOM 2

11'5" x 9'10" (3.48m x 3.00m)
uPVC double glazed window to the rear elevation, fitted wardrobes including a chest of drawers by Sharps, and radiator.

BEDROOM 3

14'10" x 9'3" (4.52m x 2.82m)
uPVC double glazed window to the front elevation, fitted wardrobes by Sharps and radiator.

BEDROOM 4

9'3" x 8'5" (2.82m x 2.57m)
uPVC double glazed window to the rear elevation and radiator.

BEDROOM 5 / STUDY

6'6" x 6'5" (1.98m x 1.96m)
uPVC double glazed window to the rear elevation and radiator.

FAMILY BATHROOM

7'8" x 6'2" (2.34m x 1.88m)
With a three piece sanitary suite comprising vanity hand wash basin with storage under, low level WC and panelled bath with shower attachment. Ceramic tiled splashbacks, uPVC double glazed window to the front elevation and radiator.

OUTSIDE / GARDENS

A tarmac drive provides off-street parking and leads up to the single garage, a block sett path leads by a small ramp to the front door. The front garden has been laid under decorative gravel for ease of maintenance with a number of ornate shrubs. A centrepiece has been formed using wooden sleepers around a mature tree. The rear garden is terraced to make the most of the view over the Westwood with a patio area under Indian stone lying adjacent to the rear of the property and accessed via the French doors from the dining kitchen. Beyond that an area has been laid under decorative gravel with reclaimed railway sleepers leading down to the second terrace which has been planted with ornate shrubs and has three mature holly trees. The garden is fenced on three sides and is south westerly facing to make the most of the afternoon/evening sun.

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 to be Freehold (to 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.

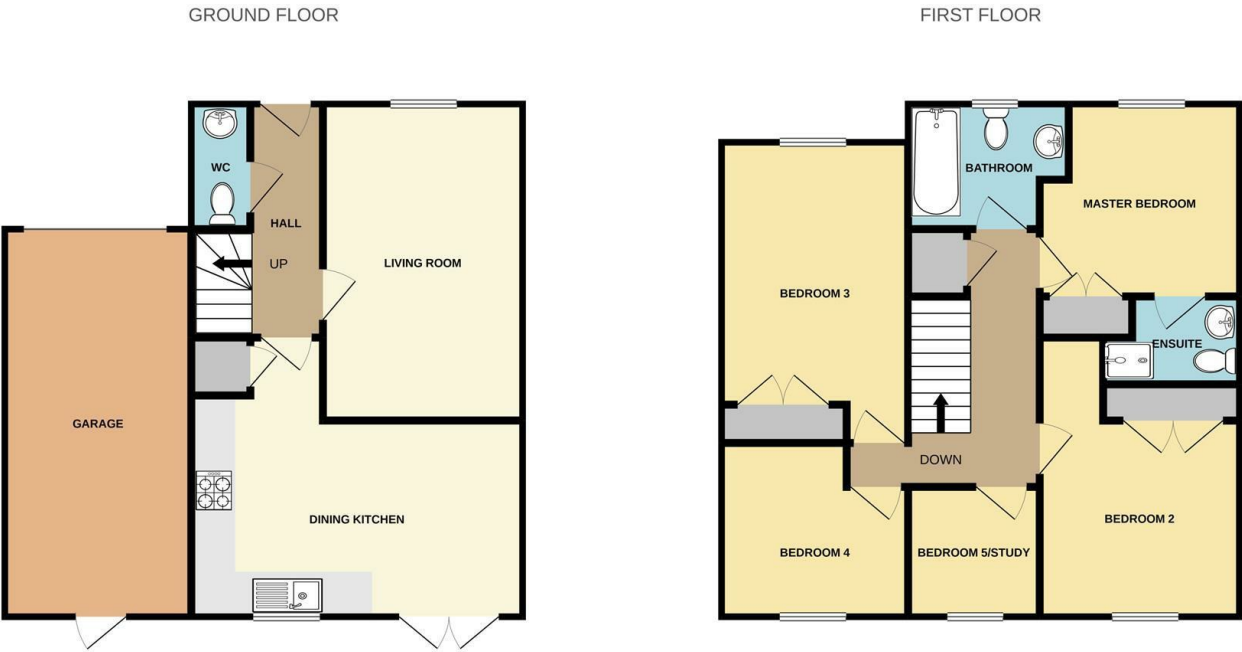
FINANCIAL SERVICES

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

EPC RATING

For full details of the EPC rating of this property please contact our office.



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.