

# linkagency

4 Bedroom House - Mews for Sale

£375,000

3 Juniper Chase, Beverley, HU17 8GD



## KEY FEATURES

- NO CHAIN BEAUTIFULLY MAINTAINED, READY TO MOVE-INTO & DECEPTIVELY SPACIOUS
- PATHWAY TO THE WESTWOOD : APPROX 1 MINUTE WALK AWAY
- LOW MAINTENANCE LANDSCAPED, WEST FACING GARDEN
- 4 DOUBLE BEDROOMS PLUS A STUDY / NURSERY
- LONGER THAN AVERAGE GARAGE WITH SINK TO REAR
- 3 PARKING SPACES + THE GARAGE
- 2 BATHROOMS + GROUND FLOOR WC
- EASY WALKING DISTANCE TO TOWN CENTRE (5MINS), THE WESTWOOD PASTURES + THE RACECOURSE
- ONE OF THE MOST SOUGHT-AFTER LOCATIONS IN `BEVERLEY
- EASY COMMUTING DISTANCE TO HULL, YORK AND WEST YORKSHIRE

HEAD OFFICE

Mullbery House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN

Telephone: 01482 699007  
Email: [Jayne@linkagency.co.uk](mailto:Jayne@linkagency.co.uk)  
Website: [www.linkagency.co.uk](http://www.linkagency.co.uk)

## GENERAL DESCRIPTION

Nestled in the heart of Beverley, close to the Westwood pastures, this 4 bedroom 2 bathroom property at Juniper Chase offers immaculate, stylish and deceptively spacious accommodation in one of East Yorkshire's most sought-after locations. The beautifully maintained property offers an attractive entrance hallway with cloakroom / Wc off; a separate sitting room and an open plan contemporary fitted kitchen featuring oak worktops, a hot water tap and a state of the art extractor fan over the gas hob; there is a good size dining area with double bi-fold doors opening to the westerly facing, 2 tiered, low maintenance, landscaped garden; the longer than average garage is reached via a personnel door leading to a work area with sink as well as having ample space to park a large vehicle. To the front of the property is parking space for 3 vehicles and an electric door to the garage. The upper floor has 3 large double rooms, including fitted wardrobes, with the principal bedroom also benefitting from an ensuite shower room; there is a further small double bedroom and a purpose built study with potential to be a nursery, if required; there is also a family bathroom with an over bath shower. The property benefits from gas central heating with a 2023 gas central heating boiler; quality flooring and blinds.

## LOCATION

This quiet residential area is situated just minutes away from Beverley's vibrant town centre, where you'll enjoy easy access to a rich tapestry of history, culture, and contemporary amenities. From the stunning Beverley Minster to quaint local shops, award-winning restaurants, and bustling markets, everything you need is at your doorstep. For those who love the outdoors, the picturesque Beverley Westwood pastures are just a 'hop and a skip' away, offering expansive green spaces, perfect for leisurely walks, picnics, or a round of golf at the nearby Beverley golf club and course, which is located on the pasture land.



## BEVERLEY

Beverley town centre offers a range of amenities for all tastes and interests. There are many historic buildings including the stunning Minster and St Mary's church; the Guildhall and the Treasure House with art gallery.

There is a thriving arts community within the town with an amateur dramatics group and various art classes and musical events taking place including the annual folk festival. The East Riding theatre, located in an old chapel, west of the town centre, hosts premiers of locally written and produced plays as well as performances from visiting artists and theatre groups.

For the energetic, there are several gyms and a leisure centre with a swimming pool. Beverley's beautiful, open Westwood pastures, located very close to this property, is a popular walking destination as well as the Minster Way walking route which begins at the Minster. The Tour de Yorkshire often passes through Beverley, as a nod to the many local cyclists whose hobby is to enjoy the relatively flat countryside in the region. There is a popular golf course and club on the nearby Westwood.

The town centre is home to a multitude of restaurants, bars and bistros, as well as high street shopping chains and individual boutiques.

The Flemingate Shopping Centre located beyond the railway station, east of the town centre also has extra restaurants, a bar, shops, a hotel and a cinema.

With highly regarded schools and a higher education college, along with excellent transport links via road and rail, Beverley truly is one of the region's most sought after residential towns. For those who love the outdoors, the picturesque Beverley Westwood common is just a short stroll away, offering expansive green spaces perfect for leisurely walks, picnics, or a round of golf.



## HALLWAY

6'4" x 13'1"

Composite front door - Karndean, wood-effect flooring - Radiator - Stairs with fitted carpet - Painted wood balustrades

## WC

Karndean wood-effect flooring - Window with aspect to the front - Sink on cupboard unit - Low flush WC - Radiator

## LIVING ROOM

9'7" x 16'0"

Aspect to the front - Karndean wood effect flooring - Radiator - Open archway to the dining area

## OPEN PLAN KITCHEN / DINING ROOM

16'6" x 12'4"

Quality, painted cream base and eye level units - Oak worktops - Contemporary tiled splash-backs - Space and plumbing for washing machine - Space and plumbing for dishwasher - Space for fridge - Space for gas cooker - Integrated extractor fan - Hot water tap - Composite sink - Integrated wine cooler - Aspect to the rear - Built-in storage cupboard with power - Radiator

Dining area

Bi-fold doors to the rear patio - Archway to the living room



## STAIRS AND LANDING

Fitted carpet - Painted white balustrades and stair rails - Airing cupboard on landing - Loft access

## KING SIZE BEDROOM

9'3" x 14'7"

Large, king size bedroom - Fitted wardrobes - Aspect to the front - Radiator - Fitted carpet



### **DOUBLE BEDROOM WITH ENSUITE**

9'10" x 9'5"

Aspect to the front - Fitted wardrobes - Radiator - Ensuite

### **ENSUITE**

Shower in tiled cubicle with dual shower heads - Glass shower door - Low flush WC - Sink set on cupboard unit - Radiator - Linoleum, tile-effect flooring

### **DOUBLE BEDROOM**

9'10" x 14'2"

Aspect to the rear - Fitted carpet - Fitted wardrobes and dresser unit - Radiator

### **BATHROOM**

7'4" x 6'2"

3 Piece white suite : bath with over- bath shower with dual shower heads and glass shower screen - Low flush WC - Sink set on cupboard unit with tiled splash-back and shelves either side - Radiator - Wood effect flooring - Tiling to bath and shower areas

### **SMALL DOUBLE BEDROOM**

9'3" x 8'10"

Aspect to the rear - Fitted carpet - Radiator

### **STUDY /NURSERY**

6'5" x 6'9"

Aspect to the rear - Fitted carpet - Radiator

### **EXTERIOR AND GARDEN**

#### **FRONT**

Tarmac parking area with space for 3 vehicles

#### **REAR**

West facing 2 tier landscaped garden - Paved patio across the first level - Outside tap - Outside socket - Stairs to the upper level - Pebbled upper level - Pavers leading to paved patio area - Panel fencing to 2 sides - Wall and panel fencing to the rear

### **INTEGRAL GARAGE**

9'5" x 23'7"

Personnel door from rear patio - Sink to the rear - Power : multiple sockets - Electric door to the front

### **EXTRA DETAILS**

Energy rating C

Upvc double glazing

Gas central heating

Pitched, 270 mm loft insulation

Council Tax band E

### **PERSONAL AGENT JAYNE AT LINK AGENCY**

When you choose a Personal Agent to sell your home , your service will include:

Your personal agent's expertise in the residential sales industry throughout Yorkshire

A personal service, tailor made for you

High quality interior and exterior professional photography as standard

Floor plans

Listing on major websites including Rightmove and Zoopla

Regular use of social media especially Facebook and Instagram

Accompanied viewings for your buyers

An Open House event when appropriate

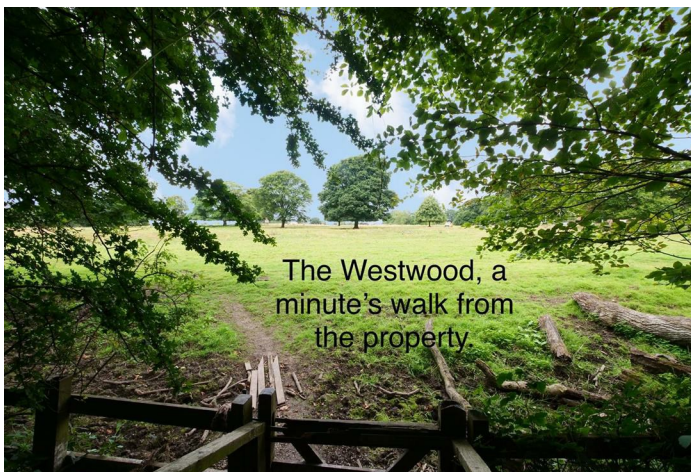
Regular contact

Thorough, attentive, sales progression once a buyer has been found

Negotiations and advice regarding future purchases / rentals of properties

A 24/7 answering service to ensure no leads are missed

These particulars are produced in good faith. They are set out as a general guide only and do not constitute, any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of, or association with Link Agency, has any authority to make or give any representation or warranty whatsoever in relation to this property.

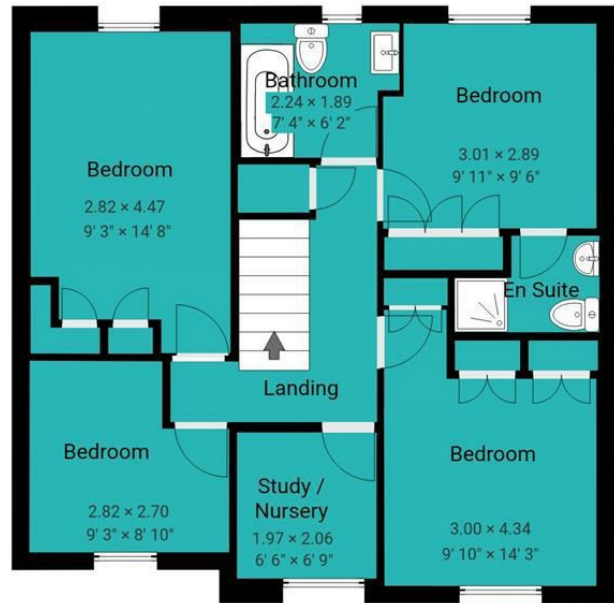


The Westwood, a minute's walk from the property





Approximate Gross Internal Floor Area = 77m<sup>2</sup> / 832 sq ft  
 Garage Area = 20.7m<sup>2</sup> / 223 sq ft  
 Total Area = 98m<sup>2</sup> / 1055 sq ft



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		77	88

Disclaimer

These particulars are produced in good faith. They are set out as a general guide only and do not constitute, any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of, or association with, Link Agency, has any authority to make or give any representation or warranty whatsoever in relation to this property.