



Wilbert Grove, Beverley, HU17 0AN

Welcome to

Wilbert Grove, Beverley

Superb ready to move into double fronted traditional three storey, five bedroom family living with off-street parking and gardens to the rear situated in a central Beverley location.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Open Storm Porch

With attractive tiled floor.

Entrance Hall

Accessed via a glazed entrance door with side and top windows. Attractive tiled flooring, radiator, stairs to the first floor and covered ceiling. A panelled door leads through to the rear lobby area which has a double glazed rear entrance door, tiled floor and access to the understairs storage cupboard.

Lounge

15' 3" into window x 11' 8" plus recess (4.65m into window x 3.56m plus recess)

With a double glazed box window to the front aspect, further double glazed window to the side aspect, feature high level fireplace with a log burner, wood grain effect flooring, radiator, picture rails to the walls and original coved ceiling.

Dining Kitchen

31' max into window x 11' 2" extending to 13' 8" (9.45m max into window x 3.40m extending to 4.17m)

With a double glazed box window to the front aspect together with further double glazed windows to front, side and rear aspects, twin feature radiators, wood grain effect flooring and original coving to part ceiling. The main kitchen area has a range of attractive high gloss fronted modern base and wall units with work surfacing and tiled splash backs, incorporating a sink. Electric oven and electric hob with hood over. Plumbing for an automatic washing machine and integrated dishwasher.

Ground Floor Shower Room

With a double glazed oriel styled window to the side aspect, heated towel radiator, tiled walls and floor. Shower enclosure together with a wall hung vanity sink unit, WC and extractor fan.

First Floor Landing

With a further staircase to the second floor accommodation and a double glazed window to the rear aspect.

Bedroom Two

15' 2" x 8' 8" plus wardrobes (4.62m x 2.64m plus wardrobes)

With a double glazed window to the front aspect, radiator, built in floor to ceiling wardrobes with sliding door fronts.

Bedroom Three

14' 9" into window x 12' 3" including wardrobes (4.50m into window x 3.73m including wardrobes)

With double glazed windows to both front and side aspects, radiator and built in floor to ceiling mirror fronted sliding door wardrobes.

Bedroom Four

11' 1" x 9' 1" (3.38m x 2.77m)

With a double glazed window to the rear aspect, radiator, wood grain effect flooring, built in louvre door styled airing cupboard with hot water tank and an adjoining shelved storage cupboard.

Bathroom

With a double glazed window to the front aspect, part tiled walls, feature radiator and panelled bath with shower over and pedestal wash hand basin.

Separate WC

With a double glazed window to the side aspect, part tiled walls and tiled floor and a low level WC.

Second Floor Landing

With a double glazed window to the rear aspect together with a double glazed skylight window to the front aspect.

Bedroom One

10' 7" x 10' 5" restricted head height (3.23m x 3.17m restricted head height)

With a double glazed dormer window to the front aspect and a wall mounted electric heater.

Ensuite Shower Room

With a double glazed window to the side aspect, electric wall mounted towel radiator and extractor fan. Corner shower enclosure, vanity sink unit and WC.

Bedroom Five

12' 1" x 9' 7" restricted head height (3.68m x 2.92m restricted head height)

With a double glazed dormer window to the front aspect and a wall mounted electric heater.

Outside

To the front of the property is a brick sett area providing off-street parking for two vehicles and having brick and wrought iron fenced surrounds and accessed via twin wrought iron gates. To the rear is a fully enclosed patio styled paved garden with brick wall surrounds providing privacy and having rear pedestrian access.

Outbuildings

10' 5" x 9' 1" max (3.17m x 2.77m max)

Accessed from the patio garden and adjoining the rear of the property is a very useful store having a window to the rear aspect.

Welcome to

Wilbert Grove, Beverley

- Substantial 3 storey house
- 5 Bedrooms
- Recently upgraded internally
- Rear garden & off-street parking
- Town centre location

Tenure: Freehold EPC Rating: E

£490,000

Directions to this property:

See below map of property location. For further information on the local area please contact the Residential Sales Team on 01482 880488.



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BEV106774](https://www.williamhbrown.co.uk/Property/BEV106774)



Property Ref:
BEV106774 - 0004

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