



**Wilbert Grove, Beverley, HU17 0AN**



***Welcome to***

**Wilbert Grove, Beverley**

Once-in-a-lifetime opportunity to own a stunning Edwardian four bedroom family home blending original features with modern living over three floors in this highly desirable conservation area, with a charming courtyard garden to the rear and brick constructed garage.





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](http://www.focalagent.com)

## Location

Wilbert Grove has easy access to the railway station and all of Beverley's central amenities including a range of high street shopping and the many attractive and popular cafes, restaurants and public houses.

## Entrance Porch

### Entrance Hall

Beautiful original tiled floor.

### Lounge

14' 4" into window x 13' 3" into recess ( 4.37m into window x 4.04m into recess )

Featuring leaded box window with leaded top lights and feature fireplace with open flue.

### Dining Room

12' 9" into recess x 11' 9" ( 3.89m into recess x 3.58m )

Double-glazed French doors to the courtyard garden.

### Kitchen

14' 7" x 7' 8" ( 4.45m x 2.34m )

With integrated fridge/freezer, electric oven and gas hob.

### Downstairs Cloakroom/WC

WC and vanity sink unit.

### First-Floor Landing

#### Bedroom 1

16' 5" into recess x 13' 4" into window ( 5.00m into recess x 4.06m into window )

Feature fireplace with tiled insert.

#### Bedroom 2

12' 3" x 11' into recess ( 3.73m x 3.35m into recess )

Cast iron fireplace.

### Bathroom

Victorian-style fittings.

### Second-Floor Landing

#### Bedroom 3

15' 9" x 10' restricted head height ( 4.80m x 3.05m restricted head height )

Cast iron fireplace.

#### Bedroom 4

10' 6" x 7' 3" restricted head height ( 3.20m x 2.21m restricted head height )

With skylights. This would make an ideal study/office if required.

### Outside

To the front of the property is an attractive cobbled garden with tiled pathway, together with wall and fence surrounds. To the rear of the property is a south-facing courtyard-style garden with brick wall surrounds, shrub borders. There is also a brick constructed garage - 15' 6" + recess x 8' 9" + recess - having an electric roller shutter door and light and power points provided. There is a window and side access door.

## Welcome to

### Wilbert Grove, Beverley

- Three-storey period property offering four bedroom accommodation and two reception rooms
- Situated in a conservation area within Beverley town centre
- All of Beverley's amenities to hand
- Brick constructed garage to the rear
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Tenure: Freehold EPC Rating: D

# £400,000



Please note the marker reflects the postcode not the actual property

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