



Westfields Drive Beverley, HU17 8ED

- **NO ONWARD CHAIN**
- En-Suite To Master Bedroom
- Private Driveway with EV Charger
- Great Schools Nearby
- Viewing Absolutely Essential
- Three Bedroom Semi Detached Home
- Modern & Stylish Throughout
- Garden Room / Home Office with Electrics
- Walking Distance to Beverley Town Centre

Asking price £280,000





Beautifully presented throughout, this stunning three-bedroom semi-detached home on Westfields Drive, a peaceful no through road, offers a perfect blend of modern comfort, practical living and stylish interiors, all set within one of Beverley's most desirable residential locations, just a short walk from the town centre.

The ground floor features a bright entrance hall leading through to a spacious and welcoming living area, perfect for relaxing or entertaining. To the rear of the property is a lovely modern kitchen with ample dining space, creating the true heart of the home with views and access onto the rear garden. A useful downstairs WC adds further practicality for everyday family life and visiting guests.

Upstairs, the property continues to impress with three well-proportioned bedrooms, including a master suite complete with its own stylish en-suite shower room. The remaining bedrooms are ideal for children, guests or those needing additional workspace, all complemented by a contemporary family bathroom.

Outside, the property enjoys a beautifully kept rear garden designed for both relaxation and entertaining. A standout feature is the fantastic garden room/home office with electrics, offering a versatile space ideal for remote working, a gym, hobby room or even a peaceful retreat away from the main house. To the front, a private driveway, with an electric vehicle charging port, provides convenient off-street parking for two vehicles.

Positioned within easy walking distance of Beverley town centre, the property is perfectly placed to enjoy everything this thriving and historic market town has to offer, including highly regarded schools, independent shops, restaurants, cafés and excellent transport links.

Offered to the market with no onward chain, this is a truly gorgeous home that combines style, space and location in equal measure, and an early viewing is strongly recommended to fully appreciate everything it has to offer



Entrance Hall

Accessed via the solid composite front door, the bright entrance area provides access to the ground floor accommodation with doors leading to the lounge and the downstairs WC. With tiled flooring and a radiator.

Lounge

12'9" x 18'2"

A beautifully presented and spacious living room filled with natural light from the front bay window, creating a warm and relaxing space perfect for both everyday family living and entertaining guests. Finished to a high standard throughout with a contemporary feel and flowing effortlessly through to the rear of the property.

Kitchen Diner

16'3" x 8'2"

A well-appointed kitchen diner blending practicality with social space. The kitchen area is fitted with white wall and base units and dark countertops, incorporating a built-in oven, hob and dishwasher, along with space for appliances such as a fridge freezer and washing machine. The dining area comfortably accommodates a dining table and chairs, with French doors that open to the garden, flooding the space with natural light and offering pleasant garden views.

Downstairs W.C.

A contemporary and stylish W.C. featuring a modern suite with a pedestal hand wash basin and toilet. A useful addition to the ground floor with tiled flooring and a towel radiator.

Bedroom 1

9'3" x 11'3"

A superb principal bedroom beautifully presented in keeping with the rest of the property, offering a calm and relaxing retreat. Benefitting from the added luxury of a modern en-suite shower room.

En-Suite

Stylishly finished with a contemporary suite including a tiled shower enclosure, pedestal wash hand basin and WC. With patterned vinyl flooring and towel radiator.

Bedroom 2

9'4" x 11'10"

A generous second bedroom facing the rear aspect, with plenty of space for furnishings.

Bedroom 3

6'7" x 8'4"

A good sized third bedroom currently offering flexibility for a child's bedroom, nursery or home workspace.

Bathroom

6'8" x 8'5"

The bathroom presents a clean and modern design with a combination of grey tiled walls and a light wood-effect vinyl floor. It includes a bath with an overhead shower, a pedestal washbasin, a toilet, and a heated towel rail. A window allows natural light to brighten the space, making it both functional and welcoming.

Rear Garden

Well maintained outdoor space featuring a lawn alongside a patio seating area, ideal for outdoor dining and summer gatherings. Stepping stones lead to a charming garden room / home office. With a pathway and side gate providing access to the front of the property.

Garden Room

9'1" x 9'3"

A fantastic addition to the property, this versatile outdoor room benefits from electrics and is currently utilised as a home office, offering excellent flexibility for those working from home, a gym, studio or hobby space.

Front External

To the front of the property is a paved private driveway providing off-street parking for two vehicles with the added benefit of an electric vehicle charging port. There is also side gate access to the rear garden.

Additional Information

- Tenure Type - Freehold
- Local Authority - East Riding of Yorkshire
- Council Tax Band - C
- Energy Performance Certificate Rating (EPC) - B
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

Viewings

Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

Free Valuation

Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations. Please get in touch and we will arrange a no-obligation property appraisal.

Mortgages

Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

Money Laundering Regulations

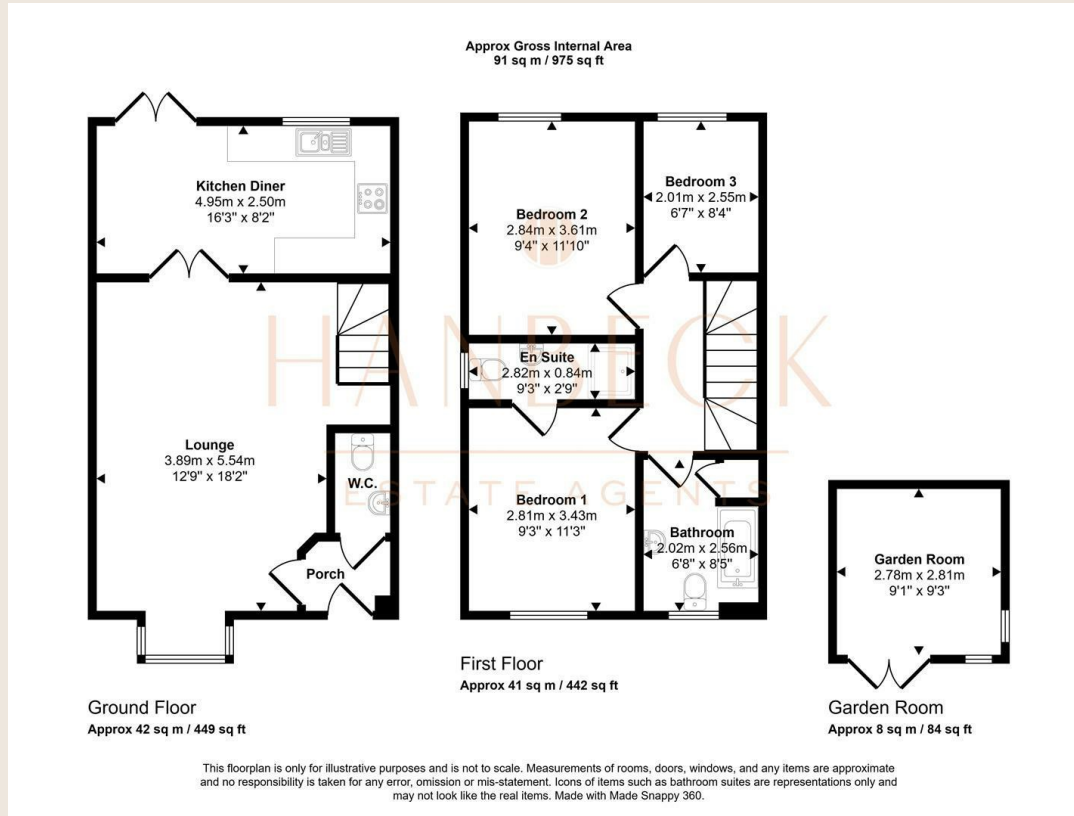
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within



Local Authority East Riding of Yorkshire
Council Tax Band C
EPC Rating B



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.