



Lowsons Mill Westwood, Beverley, HU17 8RG

**LEONARDS**

SINCE 1884

- Rarely Available Being Located on Beverley Westwood
- Range of Useful Outbuildings including Garage
- Former Mill Area
- Viewing Strictly By Appointment with Leonards

- Interesting and Appealing Detached Residence
- Two Reception Rooms
- Annexe with Kitchen - Bedroom/Lounge and Bathroom

- Generous and Versatile Accommodation
- Kitchen with AGA
- Three First Floor Bedrooms and Shower Room

Nestled in the charming area of Westwood, Beverley, this delightful detached house offers a perfect blend of comfort and style. With three spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The house boasts a welcoming atmosphere, enhanced by its well-designed layout that maximises natural light throughout. Each bedroom provides a tranquil retreat, ensuring restful nights and a peaceful environment. The living areas are thoughtfully arranged, making it easy to entertain friends and family or simply enjoy quiet evenings at home. The surrounding area of Westwood is known for its picturesque scenery and community spirit, making it a wonderful place to live. Residents can enjoy the nearby amenities, including local shops, parks, and schools, all within easy reach. The vibrant town of Beverley, with its rich history and cultural offerings, is just a short distance away, providing a variety of dining, shopping, and leisure options. This detached house in Westwood is not just a property; it is a place where memories can be made and cherished. With its appealing features and prime location, it presents an excellent opportunity for those looking to settle in a welcoming community. Do not miss the chance to make this lovely house your new home.

## Offers In The Region Of £565,000



### Location

Situated within close proximity of Beverley town centre and the Flemingate development. Beverley is an extremely popular Historic Market Town with a wide range of facilities and special attractions including the Minster, the Westwood and Beverley Racecourse. The town is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull. Boasting several good quality restaurants and bars and a private golf club situated on the Westwood. Beverley lies approximately ten miles to the north of the City of Hull and approximately thirty miles south-east of York and is ideally located for access to the coast and the motorway network. There is a train station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough.

### Rear Entrance Lobby

Entrance door with side screen to the lobby area. Tiled flooring. Radiator. Store cupboard.

### Cloakroom WC

Vanity unit with basin. Window. Radiator. Tiled flooring. WC off.

### Lounge Diner

24'0" x 14'11" (7.337m x 4.555m)

A split level area with part wooden effect and tiled flooring. Windows. Feature beams. Stairs off to the first floor accommodation. Two radiators. Fire surround with electric stove style fire.

### Kitchen

12'11" x 12'1" (3.947m x 3.692m)

Containing a range of base and wall units. Work surfaces with sink unit. Space for appliances. AGA range. LPG gas oven and hob. Featuring a section of the former mill with exposed brickwork. Window and rear entrance door. Tiled flooring.

### Former Mill Area - Ground Floor

20'9" x 20'1" (6.332m x 6.142m)

Spiral staircase to the upper floor. Feature beamed effect ceiling. Window. Access to the rooms off.

### Annexe

Lower and upper levels.

### Lounge Bedroom Area

13'3" x 12'3" (4.048m x 3.734m)

Fold out bed unit. Vaulted style ceiling. Two roof light windows. Radiator.

### Kitchen Area

10'5" x 7'5" (3.182m x 2.285m)

Containing base and wall units. Work surfaces with sink unit. Appliances of electric oven and hob. Two windows with entrance door. Tiled flooring. Deep former Mill feature.

### Bathroom

9'11" x 4'1" (3.025m x 1.250m)

Suite of bath (non standard size) with shower attachment to the taps. Screen. Wash hand basin. WC. Tiling to the walls and floor. Cupboard.

### First Floor Landing

Boiler cupboard housing the Ideal LPG gas fired central heating boiler. Access to all rooms off.

### Bedroom One

14'6" x 12'3" (4.430m x 3.751m)

Featuring a section of the former mill with exposed brickwork. Double aspect with two windows. Roof lantern. Wooden effect flooring. Radiator. Range of cupboards. Radiator.

### Bedroom Two

12'6" max x 11'6" (3.819m max x 3.506m)

A double aspect room. Wooden effect flooring. Cupboards and walk in cupboard. Radiator.



### Bedroom Three

13'9" x 7'2" + alcove and doorway. (4.214m x 2.205m + alcove and doorway.)

A double aspect room. Radiator. Wooden effect flooring. Cupboard.

### Shower Room

9'3" x 7'6" (2.840m x 2.298m)

Suite of shower cubicle. Wash hand basin. WC. Tiling to walls. Tiled flooring. Towel rail type radiator. Cylinder cupboard. Window to the side elevation.

### Former Mill Area - Upper Floor

19'3" x 19'5" (5.879m x 5.941m)

With spiral staircase to the lower and upper floors.

### Outside

Occupying a deceptive plot with a small area to the front. A gated access leads to a generous rear parking area which then provides access to the range of outbuildings.

### Outbuildings

### Garage

19'0" x 16'1" (5.801m x 4.926m )

### Work Shop

13'8" x 14'6" (4.183m x 4.436m)

### Former Stables

13'0" x 16'0" + 12'3" x 15'9" (3.982m x 4.900m + 3.755m x 4.808m)

### Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

### Energy Performance Certificate

The current energy rating on the property is pending.

### Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band F for Council Tax purposes. Local Authority Reference Number BEV392007000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.



### Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive.

### Services

The mains services of water and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested. Heating is provided the LPG central heating boiler. There is no mains gas connected to the property. Access to the property via the Westwood.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Tenure

The tenure of this property is currently unregistered at the land registry but believed to be Freehold.

### Viewings

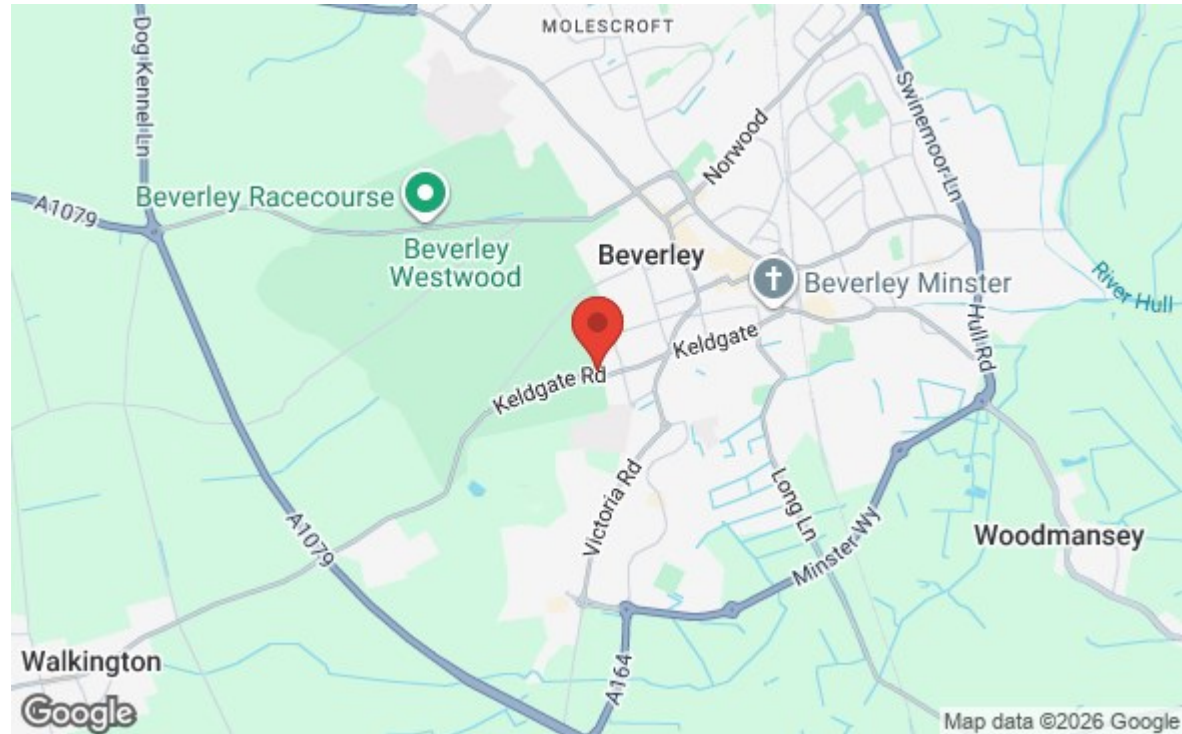
Strictly through the sole agents Leonards 01482 375212/01482 330777

### Agents Note - Access - Westwood

This property is located on Beverley Westwood. Access to the property is via a track with gated/cattle grid entrance. It is important to be aware that livestock roam freely on the Westwood and therefore it is strongly advised that viewers exercise caution when walking along the Westwood and also parking their vehicle. We would recommend that all vehicles are parked within the boundary of the property via the gated driveway to ensure no damage is caused by the livestock.

### Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected\*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. \*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.










Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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