Quick & Clarke
PROPERTY SPECIALISTS

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22 Westfield Avenue, Beverley HU17 7HA

Offers invited £330,000

Beverley | Cottingham | Hornsea | Willerby

- Feature principal bedroom
- Four bedroomed family house
- Extended breakfast kitchen
- Modern throughout
- Easy to maintain gardens
- Outdoor bar/cinema room
- Two off street parking spaces
- Council Tax Band: C
- EPC Rating: C

A truly stunning family house which has been extended both to the rear and into the loft to create a superb home with great flexibility of living space. The master bedroom situated on the second floor is a real showstopper with its freestanding bath and with en-suite to one side. To the ground floor the living room has a wood burning stove and the classy kitchen flows into the dining area. Three further bedrooms and a very attractive shower room the property also has the benefit of easy to maintain gardens and a detached bar and summerhouse to the rear of the property.

LOCATION

The property is located on Westfield Avenue in Molescroft. Westfield Avenue runs between The Paddock and Woodhall Way and lies between St Mary's Primary School and Molescroft Primary School. Molescroft is arguably the most sought after area of Beverley lying conveniently close to the town centre and well provided with schools and local services.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

LIVING ROOM

16'9" x 13'7" into bay (5.11m x 4.14m into bay)
A beautifully proportioned room with a composite front door and obscured glass panels either side. The focal point of the room is a wood burning stove with exposed flue which sits on a slate hearth. Engineered oak flooring and stairs to the first floor accommodation with storage cupboard under.

OPEN PLAN KITCHEN DINER

17'2" x 16'9" (5.23m x 5.11m)
A fabulous room which is the true heart of this beautiful home. The kitchen offers a good range of wall and base storage units with fashionable blue fronts and laminate work surfaces. Neff induction hob with matching extractor over, double Neff ovens, sink and drainer and breakfast bar. Mounting on wall for television. Two feature wall mounted radiators. French doors opening onto the covered seating area of the rear garden and further window to one side.

FIRST FLOOR

BEDROOM 2

11'0" x 10'0" (3.35m x 3.05m)
Built-in wardrobes. Laminate flooring and window to rear elevation.

BEDROOM 3

13'5" x 8'0" (4.09m x 2.44m)
Built-in wardrobes. Mounting on wall for television.

BEDROOM 4

8'5" x 7'9" (2.57m x 2.36m)
Window to front elevation. Laminate flooring. Built-in wardrobes.

SHOWER ROOM

5'4" x 6'4" (1.63m x 1.93m)
Stunning three piece sanitary suite comprising walk-in shower enclosure, vanity hand wash basin and back to the unit w.c. Fully tiled walls and floor. Window to rear elevation.

SECOND FLOOR

MASTER BEDROOM

15'8" x 9'5" (4.78m x 2.87m)
A truly beautiful room with freestanding bath situated between two windows to the rear elevation and with additional skylight. Concealed around the corner is a back to the wall w.c. and wall hung hand wash basin. Mounting on wall for television and exposed steel strut and painted brick walls.

VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

OUTSIDE

The property has two parking spaces immediately to the front of the house with a gate providing shared access down the side of the property to the rear garden.

The rear garden is accessed through a timber gate. Immediately behind the dining kitchen is a beautiful covered seating area which has been stone flagged and has French doors from the dining kitchen. Steps lead down onto a generous sized garden which has artificial lawn and two brick built outbuildings to one side.

To the rear is an outdoor bar and cinema room.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING - GAS & SOLAR

The property benefits from a gas fired central heating system and has been fitted with an array of solar panels.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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