



# QUICK&CLARKE

The Property Specialists

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**49 Westwood Road, Beverley HU17 8EN**  
**£250,000**



- Beautiful Period cottage.
- First class location.
- Short walk to Westwood and town centre.
- Large open plan living room.
- Well appointed timber kitchen.
- Double bedroom and single bedroom.
- First floor bathroom with shower over bath.
- Private enclosed courtyard garden.
- Council Tax Band: B
- EPC Rating: C

A wonderful opportunity to acquire a Period cottage on what is one of this historic market town's most sought after residential streets, hugely popular because of its location being only a short walk from both the extensive amenities of Beverley town centre and the stunning open pastures of Beverley Westwood.

This lovely cottage offers spacious open plan living room diner at ground floor along with a very well appointed kitchen having French doors opening to the rear courtyard garden whilst at first floor there is a double bedroom, single bedroom and bathroom with shower over bath.

This will make a wonderful first time buyer, retirement or even investment opportunity and is a rare gem in today's market.

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture.

The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

LIVING ROOM

11'10" x 11'0" (3.61m x 3.35m)  
Period fireplace with stone hearth, sash window and radiator. Open to:

DINING ROOM

10'10" x 7'8" (3.30m x 2.34m)  
With a range of built-in understairs cupboards and fireside cupboard with panelled staircase to first floor. French doors to kitchen. Radiator.

KITCHEN

10'7" x 8'5" (3.23m x 2.57m)  
A lovely cottage style kitchen having modern units with timber work surfaces incorporating a Belfast sink. Electric oven and hob. Plumbing for automatic washing machine. Sealed unit double glazed window with French doors to courtyard garden. Radiator.

FIRST FLOOR

BEDROOM 1

11'10" x 10'0" (3.61m x 3.05m)  
Built-in fireside wardrobe, sash window and radiator.

BEDROOM 2

11'0" x 5'6" (3.35m x 1.68m)  
PVCu sealed unit double glazed window and radiator.

BATHROOM

Panelled bath with shower over, wash basin and low level w.c. PVCu sealed unit double glazed window and radiator.

OUTSIDE

The property benefits from a private walled courtyard garden offering lovely entertaining space and with the benefit of a brick and tile store.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

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](mailto:beverley@qandc.net)



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.

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 errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2020