



**QUICK&CLARKE**  
The Property Specialists

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**24 Westwood Road, Beverley HU17 8EJ**  
**Guide Price £600,000**



- A double fronted Victorian villa.
- One of Beverley's most sought after streets.
- 3 reception rooms and 4 bedrooms.
- Approx. 1,550 square feet over two floors.
- Very good sized gardens.
- Garage and further parking possibility.
- Short walk to town and Westwood.
- Council Tax Band: F
- EPC Rating: E

A beautiful double fronted late Victorian villa full of original features situated on one of Beverley's most sought after residential streets is offered for sale, having been a warm and happy family home for almost 50 years.

The property offers four bedroomed accommodation over two floors and extends to approximately 1,550 square feet comprising three reception rooms with kitchen and pantry at ground floor level and four bedrooms, bathroom and WC on the first floor. There is also potential, like other neighbouring houses, to extend to the rear of the property and into the roof space subject to planning.

The garden is an absolute delight being a particularly good size with the added benefit of a garage and further car parking potential. Westwood Road is highly desirable not only for the architectural beauty of the houses, but its location offers only a very short walk to the extensive amenities of Beverley town centre and the open pastures of Beverley Westwood.

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts excellent local amenities and an extensive range of shops including high street chains, as well as a theatre, cinema, racecourse, golf course and many 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 Hull, York, the M62 motorway and the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Leaded light glazed front door leading to a welcoming reception hall with staircase to first floor, understairs cupboard and radiator.

LIVING ROOM

13'0" x 13'0" (3.96m x 3.96m)  
Tiled fireplace with open fire. Ceiling cornice and picture rail. Sash bay window and radiators.

DINING ROOM

12'2" x 11'4" (3.71m x 3.45m)  
Tiled fireplace with open fire, stripped floorboards, sash bay window and radiators. Also beautiful ceiling cornice and feature ceiling rose, curved wall and serving hatch to kitchen.

SITTING ROOM

13'0" x 10'5" (3.96m x 3.18m)  
Built-in original cupboards. Picture rail, sash window and radiator.

KITCHEN

11'2" x 9'6" (3.40m x 2.90m)  
Base and eye level units with roll edge work surfaces and one and a half bowl single drainer sink unit. Plumbing for automatic washing machine. Quarry tiled floor. Free-standing gas fired central heating boiler and sash window overlooking the back garden. Serving hatch into dining room, vintage glass-fronted wall-mounted bell panel.

PANTRY

7'4" x 4'6" (2.24m x 1.37m)  
With fitted shelves and space for a free-standing fridge freezer.

REAR LOBBY

Built-in cloaks cupboard with door to back garden, access to pantry and Sitting Room.

FIRST FLOOR

BEDROOM 1

16'0" x 12'3" (4.88m x 3.73m)  
Stripped floorboards, sash window, radiators and wash-basin with vanity unit.

BEDROOM 2

12'5" x 12'3" (3.78m x 3.73m)  
Sash window, stripped floorboards and radiator.

BEDROOM 3

13'0" x 10'4" (3.96m x 3.15m)  
Original built-in cupboard. Sash window and radiator.

BEDROOM 4

11'2" x 9'6" (3.40m x 2.90m)  
Original built-in cupboard. Wash basin, sash window and radiator.

BATHROOM

7'6" x 4'5" (2.29m x 1.35m)  
Walk-in shower and wash basin. Tiled walls, sash window and radiator.

SEPARATE W.C.

Low level w.c. and sash window.

OUTSIDE

A York stone path leads through an attractive front garden to the front door, while at the rear steps descend into a substantial lawned garden with established flower beds, a cherry tree, a pond and a paved area behind the house ideal for entertaining.

Outside there is also a brick and slate outbuilding containing a storage cupboard, coal store and WC.

A half-height basement runs beneath the kitchen and sitting room at the rear of the property.

GARAGE

The property benefits from a detached pre-cast concrete single garage with the benefit of further car parking subject to any necessary consents.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

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.



VIEWS 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.

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