



**QUICK&CLARKE**  
The Property Specialists

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**20 Woodlands, Beverley HU17 8BX**

**£450,000**

- Two reception rooms
- Three double bedrooms
- Arranged over three floors
- Prime location for town centre and Westwood
- Stunning breakfast kitchen
- Easy to maintain southerly facing garden
- Opportunity for parking to rear
- Council Tax Band: D
- EPC Rating: C

A fabulous characterful Period mid-terrace retaining the homely charm of a Victorian townhouse but with the added benefit of a stunning breakfast kitchen extension to the rear. Arranged over three floors and offering three double bedrooms the property also has a modern four piece bathroom and is situated in one of Beverley's most enviable locations with direct access to The Westwood and convenient for the town centre. Much loved and in move in condition viewing is highly recommended.

## LOCATION

The property is located on the Woodlands, a highly regarded thoroughfare which leads up onto The Westwood Pastures. Situated just a 5 minute walk down Wood Lane to the town centre the property occupies one of the most enviable locations in Beverley.

## THE ACCOMMODATION COMPRISSES

### GROUND FLOOR

#### ENTRANCE HALL

14'2" x 3'0" (4.32m x 0.91m)

Attractive timber front door with ornate glass panel above and dark wood laminate floor covering. Stairs to the first floor accommodation.

#### LIVING ROOM

12'0" x 11'1" (3.66m x 3.38m)

A cosy room enhanced by the wood burning stove set in an attractive granite fireplace with slate hearth. Walk-in bay window to the front elevation. Engineered oak flooring and enamelled feature wall radiator.

### DINING ROOM

12'0" x 11'7" (3.66m x 3.53m)

A further well proportioned sitting room allowing flexibility of use with stripped wood fireplace housing cast iron open grate fire and tiled hearth. Enamelled feature wall radiator. Built-in bookshelves in alcove and storage cupboard under stairs.

### BREAKFAST KITCHEN

15'3" x 12'4" (4.65m x 3.76m)

A superb extension to the rear of the property and southerly facing. The beautiful kitchen offers a generous range of wall and base storage units with gloss white fronts and granite work surfaces with matching centre island incorporating breakfast bar. Inset one and a half bowl sink and drainer, Smeg range with double oven and five ring gas burners with extractor over and ceramic tiled splashbacks. Integrated microwave. Engineered oak flooring. Composite glass panelled door opening onto the southerly facing garden and skylight above.

### FIRST FLOOR

#### LANDING

With cupboard housing the modern gas combi-boiler.

#### BEDROOM 1

14'4" to cupboards x 11'1" (4.37m to cupboards x 3.38m)

Bay window to front elevation. Cast iron fireplace set in granite hearth with cupboards built into the alcoves on either side.

#### BEDROOM 2

11'6" x 8'11" (3.51m x 2.72m)

Cast iron fireplace with built-in cupboards in alcoves either side.

#### BATHROOM

10'1" x 7'7" (3.07m x 2.31m)

An attractive modern bathroom with a four piece sanitary suite comprising corner shower enclosure, vanity unit with semi-recessed hand wash basin and matching wall unit above, back to the unit w.c. and bath with matching tiled panels. Partially tiled walls. Window to rear elevation. Oak style laminate flooring.

### SECOND FLOOR

#### BEDROOM 3

17'1" x 14'2" reducing to 11'6" (5.21m x 4.32m reducing to 3.51m)

A beautiful spacious room with dormer windows to both front and rear aspects and built-in cupboards in alcoves. Additional access to the eaves for storage.

### OUTSIDE

The property is approached from the footpath on Woodlands through a wrought iron gate and across a small forecourt and easy to maintain garden.

The rear garden is southerly facing with six foot vehicular gates providing access from the ten foot to the rear. This easy to maintain garden has York stone paving and could be used as neighbouring properties for a parking space for one small car.

### 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.

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