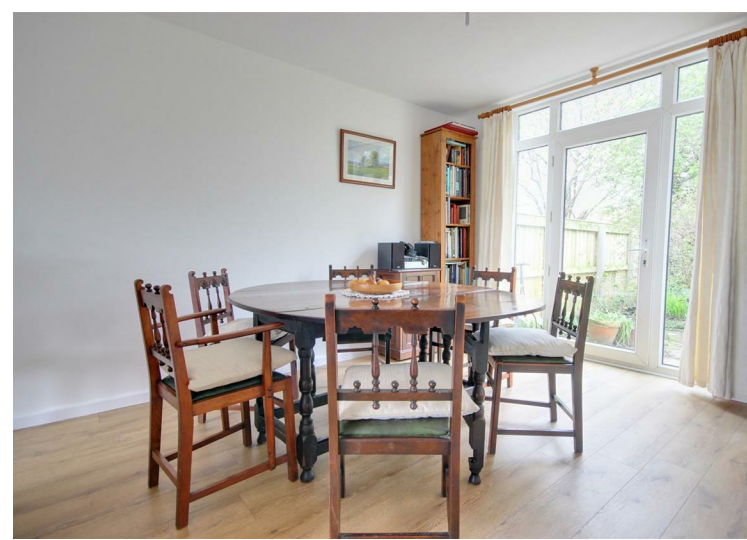




**Quick & Clarke**  
PROPERTY SPECIALISTS

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**10 Woodlands Drive, Beverley HU17 8BZ**  
**Guide Price £495,000**

- Extended traditional home
- Unbelievable plot
- Off-street parking & garage
- Short walk to town centre & Westwood
- 3 bedrooms & 2 bathrooms
- Through room & study
- Newly fitted bathroom
- Outstanding location
- EPC Rating: C
- Council Tax Band: D

An incredible, extended traditional semi-detached property standing on the most amazing plot and benefitting from being only a short walk away from both the centre of this historic market town and the delightful open pastures of Beverley Westwood.

No. 10 has been extended in the past to provide a shower room and study at ground floor to complement the 26' open plan living room/diner and the kitchen. To the first floor there are three well-proportioned bedrooms along with a newly fitted bathroom and the plot not only offers off-street car parking along with a side garage but has the most amazing large garden at the rear laid to lawn with mature trees and a complete surprise for a central location such as Woodlands Drive.

## 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

#### ENTRANCE HALL

Staircase to first floor with understairs storage cupboard, laminate floor, PVCu sealed unit double glazed door and radiator.

#### THROUGH ROOM

### LIVING ROOM

16' x 13' (4.88m x 3.96m)  
Timber effect fireplace with log burner on quarry tile hearth, PVCu sealed unit double glazed bay window and radiator.

### DINING AREA

10' x 9'10" (3.05m x 3.00m)  
PVCu sealed unit double glazed window overlooking rear garden.

### KITCHEN

11' x 9' (3.35m x 2.74m)  
Base and eye level units with roll edge work surfaces incorporating electric oven and hob, single drainer sink unit, plumbing for automatic washing machine and PVCu sealed unit double glazed windows overlooking the rear garden.

### STUDY

9'3" x 6' (2.82m x 1.83m)  
Laminate floor and PVCu sealed unit double glazed window overlooking the rear garden.

### WET ROOM

6'8" x 5'9" (2.03m x 1.75m)  
Shower, low level w.c. and wash basin, having tiled floor and walls.

### FIRST FLOOR

#### LANDING

PVCu sealed unit double glazed window and built-in storage cupboard.

#### BEDROOM 1

13'6" x 11' (4.11m x 3.35m)  
Fitted wardrobes, PVCu sealed unit double glazed bay window and radiator.

#### BEDROOM 2

12'2" x 11' (3.71m x 3.35m)  
PVCu sealed unit double glazed window and radiator.

#### BEDROOM 3

8'6" x 8' (2.59m x 2.44m)  
PVCu sealed unit double glazed window and radiator.

#### BATHROOM

8' x 5'6" (2.44m x 1.68m)  
Newly fitted comprising panelled bath with shower over, wash basin and low level w.c., PVCu sealed unit double glazed windows to two elevations and towel radiator.

### GARAGE

15'2" x 8'4" (4.62m x 2.54m)  
Housing gas fired central heating boiler with personal access door to the rear and up-and-over door.

### OUTSIDE

To the front of the property is a concrete and gravel driveway with concrete forecourt and additional parking space along with planting.

To the rear of the property is a surprisingly large garden laid mainly to lawn with a delightful array of mature trees and large planting beds.

### AGENT'S NOTE

Planning consent for the erection of a two storey extension to the side and rear, and a single storey extension to the side was granted in May 2024.

Details of the planning consent, plans etc. are available from the agent's office.

### 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 PVCu 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 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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