



Quick & Clarke
PROPERTY SPECIALISTS

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Westwood View, Westwood Road, Beverley HU17 8EL
Guide Price £995,000

- Rare prime location
- Panoramic views overlooking The Westwood
- Close to town centre
- Period charm and contemporary living
- Over 2,900 square feet
- Multiple reception rooms
- Private rear parking and courtyard
- Beautiful lawned front garden
- Truly a special find
- EPC Rating: Awaited; Council Tax Band: G

Imagine owning an absolutely stunning period residence, a rare gem which is positioned on the edge of Beverley Westwood, overlooking the beautiful open pastures and Black Mill. This peaceful sense of seclusion is just a short walk away from the vibrant hub of Beverley's Georgian market town.

Westwood View extends to over 2,900 square feet and is a testament to thoughtful design, combining the history of the home along with the contemporary requirements of modern family living.

There are four/five very well-proportioned bedrooms over three floors along with three bathrooms, while the heart of the home is the large kitchen/day room which is complemented by the two further reception rooms boasting a range of period features including ceiling cornicing, original fireplaces and sash windows.

This isn't just a home, it's a lifestyle where the beauty of nature meets the convenience of an historic town. Properties of these qualities are exceptionally rare making, 1 Westwood View a truly special find.

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 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 LOBBY

ENTRANCE HALL

Varnished floorboards, cast iron period style radiator, ceiling cornice, dado rail and understairs cloaks cupboard.

CLOAKROOM

With w.c. and wash hand basin.

LIVING ROOM

17'2" x 16'6" (5.23m x 5.03m)
Period marble fireplace with chrome inset along with stone hearth and open fire, varnished floorboards, period style radiator and sash box bay window.

DINING ROOM

15'4" x 14'4" (4.67m x 4.37m)
Marble fireplace with cast iron inset and stone hearth, ceiling cornice and picture rail, cast iron style radiator and French doors to kitchen/day room.

KITCHEN

22'8" x 18'6" (6.91m x 5.64m)
A quite simply stunning room with extensive modern units offering stainless steel and marble work surfaces including a centre island, Aga and fireside cupboard, double sink unit along with further single unit and five-ring hob, tiled floor and bi-fold doors to rear decking area. Open to:

DAY ROOM

18'3" x 12' (5.56m x 3.66m)
Tiled floors, bi-fold doors to decking, rear garden and parking.

FIRST FLOOR

LANDING

Built-in cupboard housing gas fired central heating boiler and hot water cylinder.

MASTER BEDROOM SUITE

22'3" x 16'8" maximum (6.78m x 5.08m maximum)

BEDROOM

Marble fireplace with cast iron inset and stone hearth, ceiling cornice and picture rail, varnished floorboards, cast iron style radiator and sash window overlooking the Westwood.

EN-SUITE BATHROOM

Roll top bath, shower in separate cubicle, wash basin and low level w.c., Travertine tile flooring, two chrome towel radiators, ceiling cornice and sash window.

BEDROOM 2

15'4" x 14'52 (4.67m x 4.27m)
Marble fireplace with cast iron inset and stone hearth, cast iron style radiator and sash window.

BATHROOM

15'6" x 12' (4.72m x 3.66m)
Slipper bath, wash basin and low level w.c., shower with glazed partition, painted floorboards with period cast iron fireplace, two cast iron style radiators and chrome towel radiator. Door to:

BEDROOM 3

12' x 10' (3.66m x 3.05m)
Cast iron fireplace with fireside cupboards and sash window.

SECOND FLOOR

STUDIO /BEDROOM 5

14'6" x 9'8" (4.42m x 2.95m)
Cast iron fireplace with cast iron style radiator and dormer window.

BEDROOM 4

21'8" x 13'3" maximum (6.60m x 4.04m maximum)
Two dormer windows overlooking The Westwood and cast iron style radiator.

SHOWER ROOM

Shower in cubicle, wash basin, low level w.c. and towel radiator.

OUTSIDE

To the front is a beautiful lawned garden and flower beds approached by stone paths and a gate leading directly to the Westwood.

The rear courtyard is multifunctional and cleverly designed to offer both entertaining and parking space. Having raised seating areas, storage outbuilding, mature bamboo planting and a gated approach.

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.

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



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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