



35 New Walk, Beverley, East Yorkshire, HU17 7DR



THIS STUNNING PROPERTY STANDS IN A DELIGHTFUL WALLED GARDEN SETTING OF APPROXIMATELY 0.4 OF AN ACRE IN WHAT IS CONSIDERED THE BEST ADDRESS IN THE COUNTY



This unique and extremely versatile property provides around 3250 sq ft of high specification accommodation which includes a superb open plan living/dining/kitchen area with vaulted beamed ceilings and all round views of the garden, large utility room, south facing living room, study, master bedroom with en-suite, four further bedrooms and two further bathrooms. The versatile accommodation provides all facilities including master bedroom to the ground floor with additional bedrooms and bathroom to the first floor including a studio suite, ideal as a working space from home with roof terrace. The grounds include an in and out driveway with multiple parking and substantial double garage. The rear walled garden enjoys considerable privacy with a multitude of interesting features. This exceptional location is a short walk from Beverley's bustling town centre and the Westwood pastures. Take a look at the photographs and floorplan, you will not fail to be impressed by the lifestyle this property offers.

Location

Beverley is an extremely popular Historic Market Town with a wide range of facilities and special attractions including the Minster, the Westwood and Beverley Racecourse. The town is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull. Boasting several good quality restaurants and bars and a private golf club situated on the Westwood. Beverley lies approximately ten miles to the north of the City of Hull and approximately thirty miles south-east of York and is ideally located for access to the coast and the motorway network. There is a train station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough.

Accommodation

The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

Entrance Porch

To ...

Entrance Hall

With staircase to the first floor and feature oak flooring.

Cloakroom/W.C.

With vanity wash hand basin, full complementing tiling and heated towel rail.





Open Plan Lounge/Study

This dual aspect room has double French doors to the rear garden and patio doors enjoying a western aspect. There is a feature limestone fireplace with electric fire. The study area has raised oak flooring.

Open Plan Dining/Living/Kitchen

This stunning open plan living space provides all the benefits and conveniences of modern living taking full advantage of the garden aspect. The living/dining area features a vaulted beamed ceiling and a wide bay with picture window taking full advantage of the garden outlook. Oak flooring throughout and a feature limestone fireplace with multi fuel burning stove. The kitchen area has underfloor heating, French doors to the rear patio and includes a comprehensive range of stylish cabinets with complementing quartz granite worktops and peninsular breakfast bar. Integrated appliances include double oven, five ring hob, microwave, dishwasher plus an American style refrigerator which may be available subject to separate negotiation and single drainer sink unit.



Utility Room

Includes a useful range of cabinets and cupboards with single drainer sink unit and plumbing for automatic washing machine plus internal access to the garage.

Inner Hall

Master Bedroom

Includes dressing area with fitted wardrobes and patio doors to the west facing garden area and double doors opening out into an ...

Octagonal En-suite

Includes vanity wash hand basin and w.c. plus ample space for shower/wet area if desired.

Bedroom 2

With a range of fitted wardrobes.

Shower Room

Includes a three piece suite with shower cubicle, vanity wash hand basin and low level w.c. with full complementing tiling and heated towel rail.

First Floor

Landing

With built-in airing cupboard housing the insulated hot water cylinder plus a range of fitted wardrobes.

Bedroom 3

Bedroom 4

Bedroom 5/Studio Suite

Includes two separate areas.

Studio Area

With access to a roof terrace.

Bedroom Area

Family Bathroom

Includes a four piece suite with full complementing tiling comprising panelled bath, vanity wash hand basin, independent shower cubicle and low level w.c. plus heated towel rail.

Outside

The property stands particularly well just off New Walk. The plot extends to 0.45 of an acre. A gravelled in-and-out driveway provides multiple parking in front of a substantial double garage measuring approximately 21'0" x 17'5" with electric car charger and twin electrically operated doors which also houses the gas fired central heating boiler unit. There is an additional garden area to the south of the driveway. The gardens to the front are mainly lawned with a multitude of ornamental shrubs and plants and extend to the side of the property. The rear garden is extremely private flanked by a high brick wall and includes various features, including water feature, sitting areas and is ideal for outdoor entertaining.

Services

Mains gas, water, electricity and drainage are connected to the property.

Central Heating

The property has the benefit of a gas fired central heating system to panelled radiators.

Double Glazing

The property has the benefit of sealed unit double glazed windows.



Tenure

The tenure of the property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal:

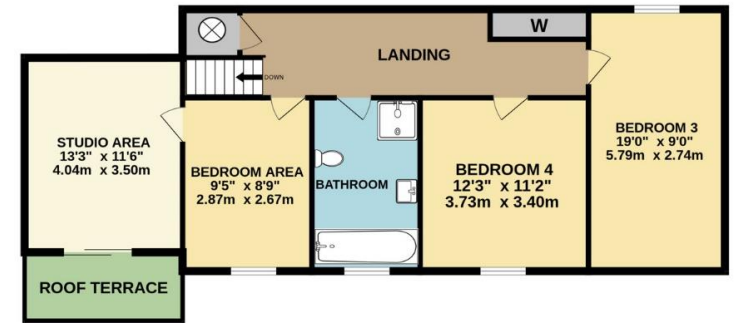
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GROUND FLOOR
2329 sq.ft. (216.4 sq.m.) approx.



1ST FLOOR
916 sq.ft. (85.1 sq.m.) approx.



TOTAL FLOOR AREA : 3245 sq.ft. (301.5 sq.m.) approx.

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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8 Kingston Rd, Willerby, Hull HU10 6BN

Tel: 01482 420999 E-mail: Willerby@fineandcountry.com

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: Willerby@fineandcountry.com

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

