



4 Westfields Drive, Beverley, East Yorkshire, HU17 8ED

FINE & COUNTRY

PROBABLY THE BEST HOUSE ON THE DEVELOPMENT - SET DOWN AN ELECTRIC GATED LONG DRIVE WITH MULTIPLE PARKING AREA



The unique position of this smart high specification detached family home creates a secure environment set down a long drive with electric gates. The high specification accommodation provides smart four bedroom accommodation providing an enviable lifestyle comprising central entrance hall, living room, superb open plan dining/living/kitchen, nearly 30ft long, four very good bedrooms, master bedroom with en-suite, separate study, utility room and downstairs w.c., smart landscaped gardens and a particular feature is the extensive secure parking area to the front with a substantial double garage and electric doors. This is truly a premium property and highly recommended.

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.

Central Entrance Hall

With staircase and gallery.

Cloakroom/W.C.

With wash hand basin.

Lounge

Including bay window and purpose built chimney breast housing a woodburning stove.





Study

An ideal space to work from home.

Open Plan Living/Dining/Kitchen

The dining area has French doors leading to the rear patio and garden. The kitchen area has a comprehensive range of stylish floor and wall cabinets with complementing worktops in a high gloss finish. Integrated appliances include oven and hob, dishwasher and refrigerator.

Utility Room

Fitted in a style to match the kitchen with single drainer sink unit, plumbing for automatic washing machine and gas fired central heating boiler unit.

First Floor

Landing

With built-in airing cupboard housing the hot water cylinder.

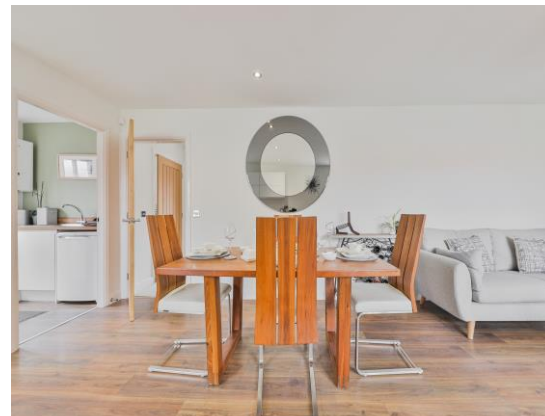
Master Bedroom

En-suite Shower Room

Half tiled complementing a three piece suite comprising large shower cubicle, pedestal wash hand basin and low level w.c. plus heated towel rail.

Bedroom 2

With large walk-in store/wardrobe.



Bedroom 3

Bedroom 4

Family Bathroom

Half tiled complementing a three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level w.c. plus heated towel rail.

Outside

The property is set well back from the road behind electric gates with intercom system. A long driveway opens out into a large parking area with ample turning space for multiple vehicles leading to a detached double garage measuring approximately 18ft x 17ft with twin electrically operated roller doors. Pedestrian access via both sides of the house leads to the rear which includes a smart landscaped garden which is mainly lawned with patio area and pergola which may be available but subject to separate negotiation.

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 UPVC 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 F.*

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

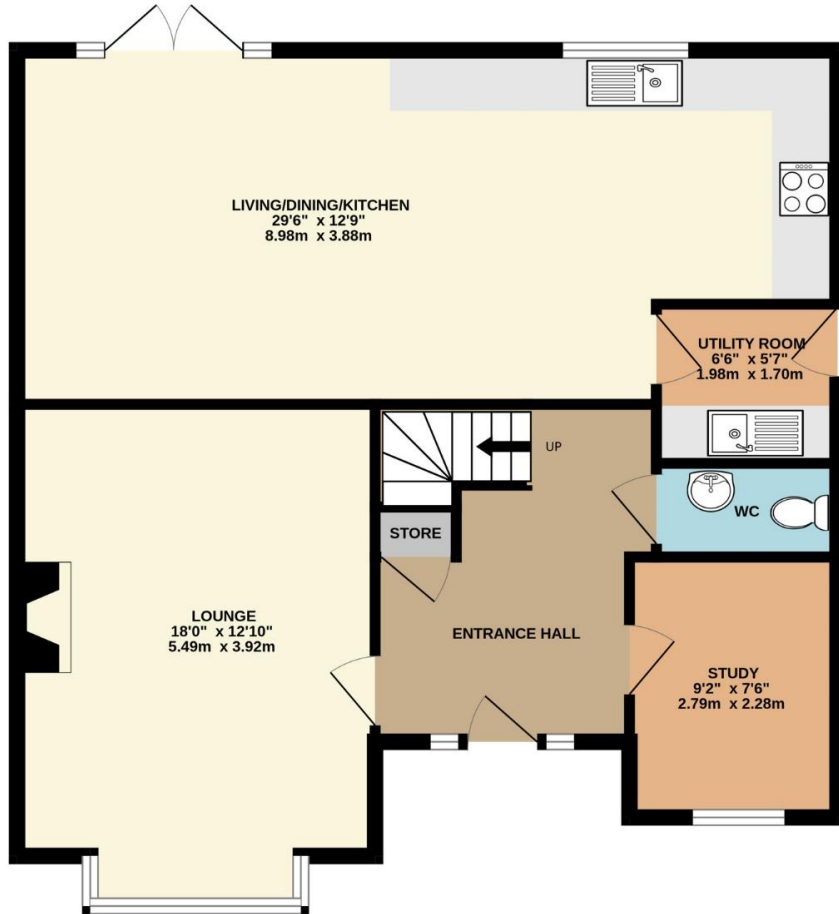
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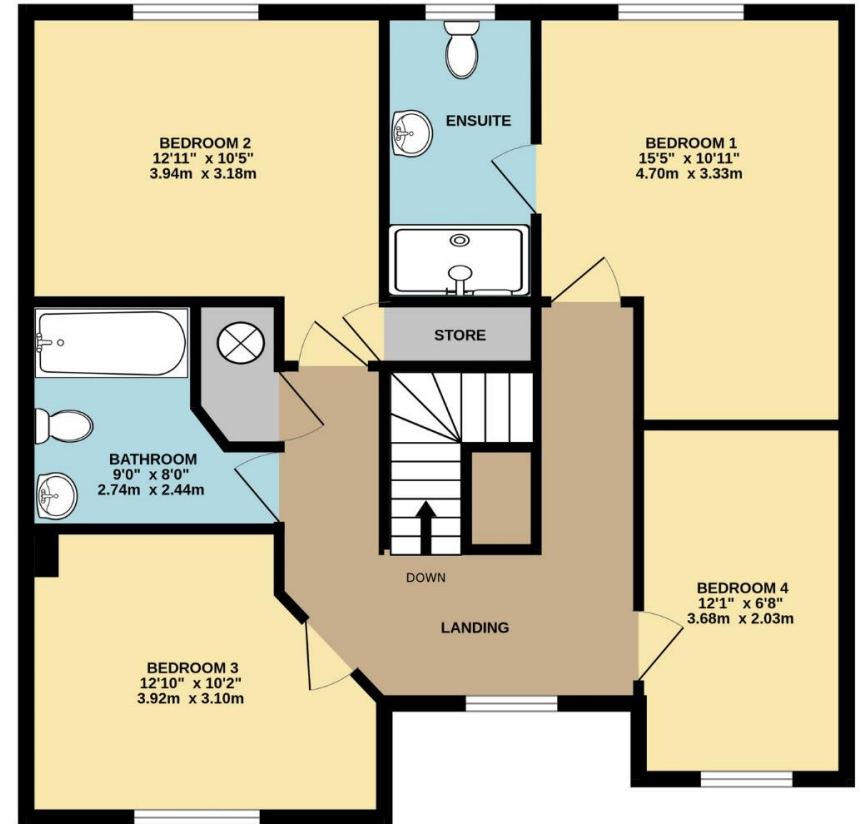
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GROUND FLOOR
813 sq.ft. (75.6 sq.m.) approx.



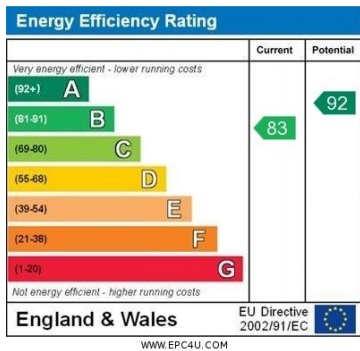
1ST FLOOR
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA : 1618 sq.ft. (150.3 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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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

