



York Road, Beverley, East Riding of Yorkshire, HU17 8DP

FINE & COUNTRY

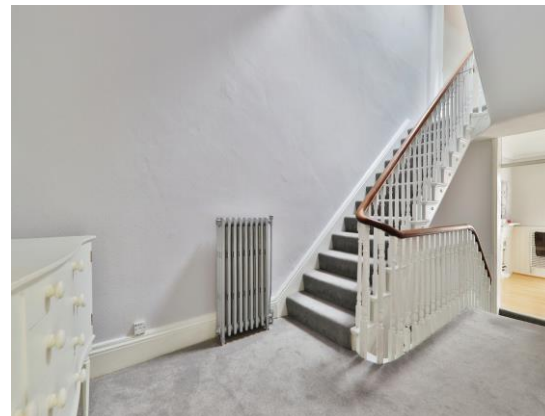
Location

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.

Agent's Perspective:

Step into the allure of York Road, where exclusivity intertwines seamlessly with convenience. This distinguished property, with its double garage and five bedrooms, effortlessly harmonises period charm and modern comfort. A grand entrance hall beckons, leading to a meticulously designed layout featuring a lounge, dining room, and a spacious breakfast kitchen. The first floor hosts two bedrooms, including an ensuite, while the second floor unfolds with three more bedrooms, each contributing to the timeless elegance of this residence.





Nestled in a picturesque location, this property is a testament to the art of refined living. The double garage at the rear complements the five-bedroom layout, providing a sense of sophistication from the moment you arrive. Each corner of this home emanates character, with the stunning entrance hall setting the tone for the entire residence. The lounge exudes warmth, beckoning family gatherings, while the dining room and breakfast kitchen offer spaces for both formal and casual moments.

Ascend to the first floor, and two bedrooms await, each uniquely capturing the essence of this historic town. The ensuite adds a touch of luxury, echoing the timeless charm that permeates every inch of this residence. The journey continues to the second floor, where three additional bedrooms unveil themselves, each with its own perspective of the enchanting Beverley Westwood. This property, with its thoughtful design and prime location, stands as a testament to the beauty of harmonizing tradition and modernity.

****Client's Perspective:****

Our time at York Road has brought much joy to our family. The convenience of strolling to the town centre for our daily needs is a luxury we cherish, and the proximity to shops, bars, and restaurants has become an integral part of our lifestyle.

What sets our home apart is the delicate balance it strikes between town and countryside living. While the buzz of Beverley is just a short walk away, the presence of Beverley Westwood at our doorstep creates an ambiance that feels like a retreat into the countryside. The house, with its generous proportions and well-placed windows, welcomes abundant sunlight throughout the year, creating an uplifting atmosphere that resonates in every room.

At the rear of the house, a spacious kitchen and seating area have become the heart of our family life. The separate dining room, initially intended for formal gatherings, transformed organically into our children's playroom, a testament to the flexibility and warmth of this residence. The living room, enhanced by a newly installed log burner, radiates cosiness, providing a perfect spot for quiet evenings or lively family gatherings.

The five bedrooms, all doubles, offer a haven of comfort and tranquillity. Each room affords a unique perspective of the Beverley Westwood, creating a connection with nature that is truly special. The master bedroom, complete with an ensuite, adds a touch of luxury to our daily lives.

Beyond the interior, the rear of the house unfolds into a spacious rear, a suntrap in the summer months, where we have enjoyed countless moments of relaxation and connection.

The practical aspects of this property further elevate its appeal. A double garage at the rear, coupled with space for an additional car, adds a layer of convenience that enhances our daily routines. The meticulously designed layout, combining classic elegance with modern functionality, has made this house not just a residence but a cherished home.

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

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

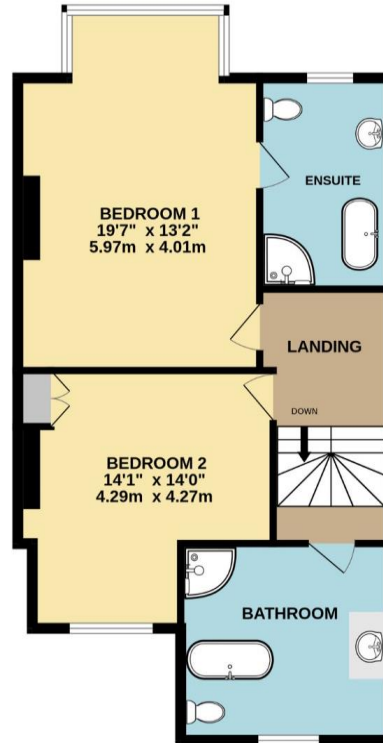
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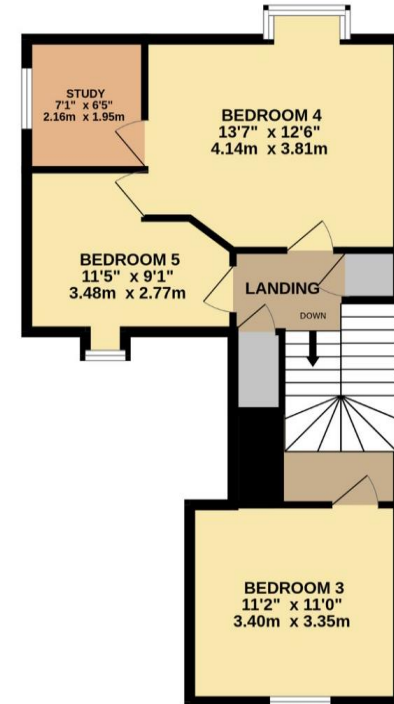
GROUND FLOOR
885 sq.ft. (82.3 sq.m.) approx.



1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



2ND FLOOR
525 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 2104 sq.ft. (195.4 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.

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

