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Limb
MOVING HOME



23 Woodlands, Beverley, East Yorkshire, HU17 8BT

- 📍 Superlative Period Property
- 📍 5 Bedrooms
- 📍 Parking & Garaging
- 📍 Council Tax Band = F
- 📍 Exquisitely Appointed
- 📍 Beautiful Garden
- 📍 Ideal for Town Centre
- 📍 Freehold/EPC = E

£940,000

INTRODUCTION

This superlative period property affords everything you could wish for, being situated on the leafy and highly sought after street scene of Woodlands, this quiet residential area is within minutes walk of the vibrant town centre, the Westwood and all that Beverley has to offer. Believed to have been built in the 1860's the original detached house was later divided into two, as it exists today, with the subject property having the benefit of the striking entrance door to the front façade. The property has been subject to considerable investment by the current owners creating a wonderful family home blending the luxuries of modern living with a plethora of stunning period features. The appeal of this delightful home is enhanced further by a beautiful garden, parking for at least two cars to the front, further parking to the rear and a garage. The work undertaken has helped "futureproof" this fabulous period property which exudes great charm, with features including deep architraves and skirtings, grand ceiling heights with cornicing and ceiling roses, many attractive details and stylish decor. The heart of the house is the superb living kitchen with central island, which links through to the day room with bi-folding doors opening out to the garden. The accommodation is depicted on the attached floorplan which also includes an impressive hallway, atmospheric lounge and practicalities are catered for by utility room and WC. There is a dry cellar accessed from the utility room. Over the upper floors are a series of five bedrooms, en-suite bathroom, en-suite cloakroom and a contemporary shower room. The specification also includes underfloor heating to the kitchen and day room, data cabling providing excellent internet connection, quality uPVC double glazing, many being of sash style, external lighting and a modern heating system. Far reaching views are available across the rooftops towards the Westwood and St. Mary's church. Directly opposite the property. There is a large parking area plus to the rear a ten-foot provides access to a generous block set parking area and a large garage with auto door. The garage building also features a store room with separate power supply, capable of running an EV charger. The delightful garden has an extensive lawn, patio areas and attractive borders.



LOCATION

The location of the property couldn't be more convenient. Woodlands is a beautiful street scene with Beverley's conservation area which runs up towards the recent development of the Beverley maternity hospital, with its impressive listed arch at the top of the street. The town centre and Westwood are just a few minutes walk away. Beverley itself regularly features as one of the most desirable places to live in the country and is a historic market town with an excellent range of facilities together with the renowned Beverley Minster, the open pasture land of the Westwood and it's own racecourse. The town also has its own private golf club. The retail offering includes multiple national brands together with numerous independent traders, many of which are clustered around the beautiful Georgian quarter of the North Bar Within district, Saturday Market, Wednesday Market and the Flemingate shopping centre. There is a wide variety of restaurants and bars on offer and Beverley also has it's own railway station.



ACCOMMODATION

A beautiful heritage composite entrance door with crescent top light, with etched no. 23 provides access to the entrance hallway

ENTRANCE HALLWAY

A stunning reception area with mosaic tiled flooring and an impressive staircase with polished handrail leading up to the first floor with large storage cupboard beneath.



LIVING ROOM

A sumptuous room to retire into, entertain and enjoy those cosy winters evenings around a log burner set upon a marble hearth with and surround. Simply stunning coving to the high ceiling, ceiling rose and picture rail. Oak shelving to one alcove.



KITCHEN

A wonderful space towards the rear of the house having an exquisite range of fitted units with quartz work surfaces, matching island and twin integrated ovens, induction hob with concealed extractor above, dishwasher, larger fridge and larger freezer. The room again exhibits many period features including wonderful cornicing, detailed ceiling rose, picture rail, period fire surround and deep skirtings, architrave, and ornate pediment to door. The room is also open plan in style through to the rear day room and provides access to the utility.



DAY ROOM

Accessed from the kitchen via walnut steps and hand rail, the day room overlooks the garden through bifold doors and provides access out to the patio. There is a wall mounted TV point and recessed downlights to the ceiling.



UTILITY ROOM

With an excellent selection of fitted units, sink and drainer, work surface, plumbing for automatic washing machine and space for dryer. An external access door leads out to the garden and the utility room gives access to both the cloaks/WC and cellar.



CLOAKS/WC

With modern suite comprising concealed flush WC, bespoke wash hand basin and cabinet to corner, heated towel rail. The room is accessible via a pocket door from the utility and also a further door from the hallway.

CELLAR

Steps lead down from the utility to a dry cellar.

FIRST FLOOR

LANDING

The turning staircase leads past a half landing upon which is situated a cloakroom. The main landing has a further staircase leading up to the second floor.



WC

With low level WC and wash hand basin, tiled surround.

SHOWER ROOM

A recently refurbished shower room with large shower cubicle, wash hand basin and cabinet. Fully tiled walls and heated towel rail.



BEDROOM 2

A double room with period fire surround, cast fireplace, bespoke fitted wardrobes to one alcove.



EN-SUITE CLOAKROOM

Low level WC, wash hand basin, cabinet. Tiling to the walls.

BEDROOM 3

With feature window to front elevation, beautiful cornicing, feature fire surround and cast fireplace, built in cupboard to alcove.



BEDROOM 5/STUDY

A beautiful window to front elevation. Fitted as a study with desk and shelving.



UPPER LANDING

Again, a split level landing leads up to the second floor past a feature triple glazed window with original stained glass inserts.



BEDROOM 1

A luxurious bedroom area spanning with width of the property with two windows looking into the tree canopy to the front. There is a cast fireplace and cupboard to alcove. Bespoke luxury wardrobes and matching drawers.



EN-SUITE BATHROOM

Stylish white suite comprising bath with shower over and screen. Fitted furniture with inset wash hand basin and concealed flush WC. Tiling to the walls. Heated towel rail. Built in toiletries cabinet. Window providing views across the rooftops towards St. Mary's church.



VIEW



DRESSING ROOM/BEDROOM 4

Currently used as a dressing room to the main bedroom. Fitted with an extensive range of wardrobes. A window to the rear provides a stunning view across the rooftops and towards Beverley Westwood. There is a feature fire surround with cast fireplace.



OUTSIDE

Wrought iron railings extend to the front perimeter of the property and a gate opens to the path leading up to the front door. On the opposite side of the road is a gravelled parking bay sufficient for two large vehicles. The delightful rear garden is a rare find in central Beverley and has been attractively landscaped with a paved patio directly to the rear of the sitting room. A lawn extends beyond, flanked by well stocked borders and a path to the opposite side bounded by wall and fencing. There is a barked children's play area which can easily be covered with lawn or to extend the rear patio onto. The garage building incorporates a large store with separate power supply installed together with WIFI and the generous garage itself has an automated up and over entry door. The rear garage is accessed via a ten-foot and in addition to the garage is a block set parking area suitable for two vehicles.





PARKING AREA



GARAGE



REAR VIEW



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

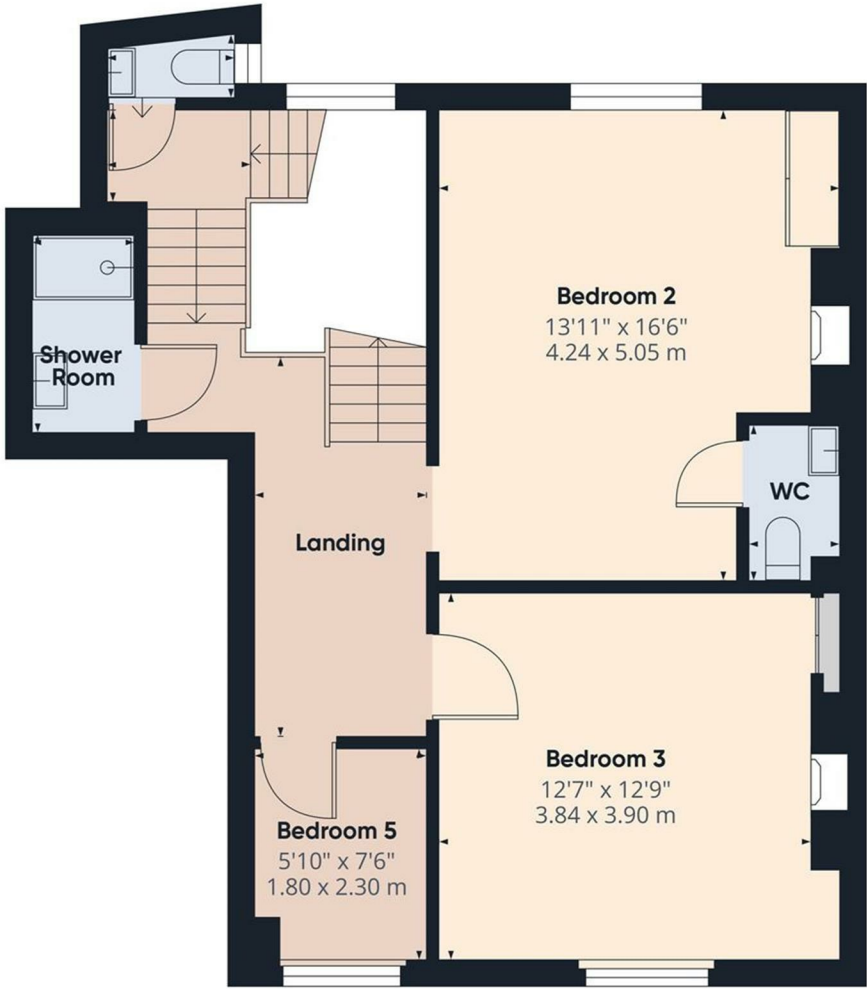
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.







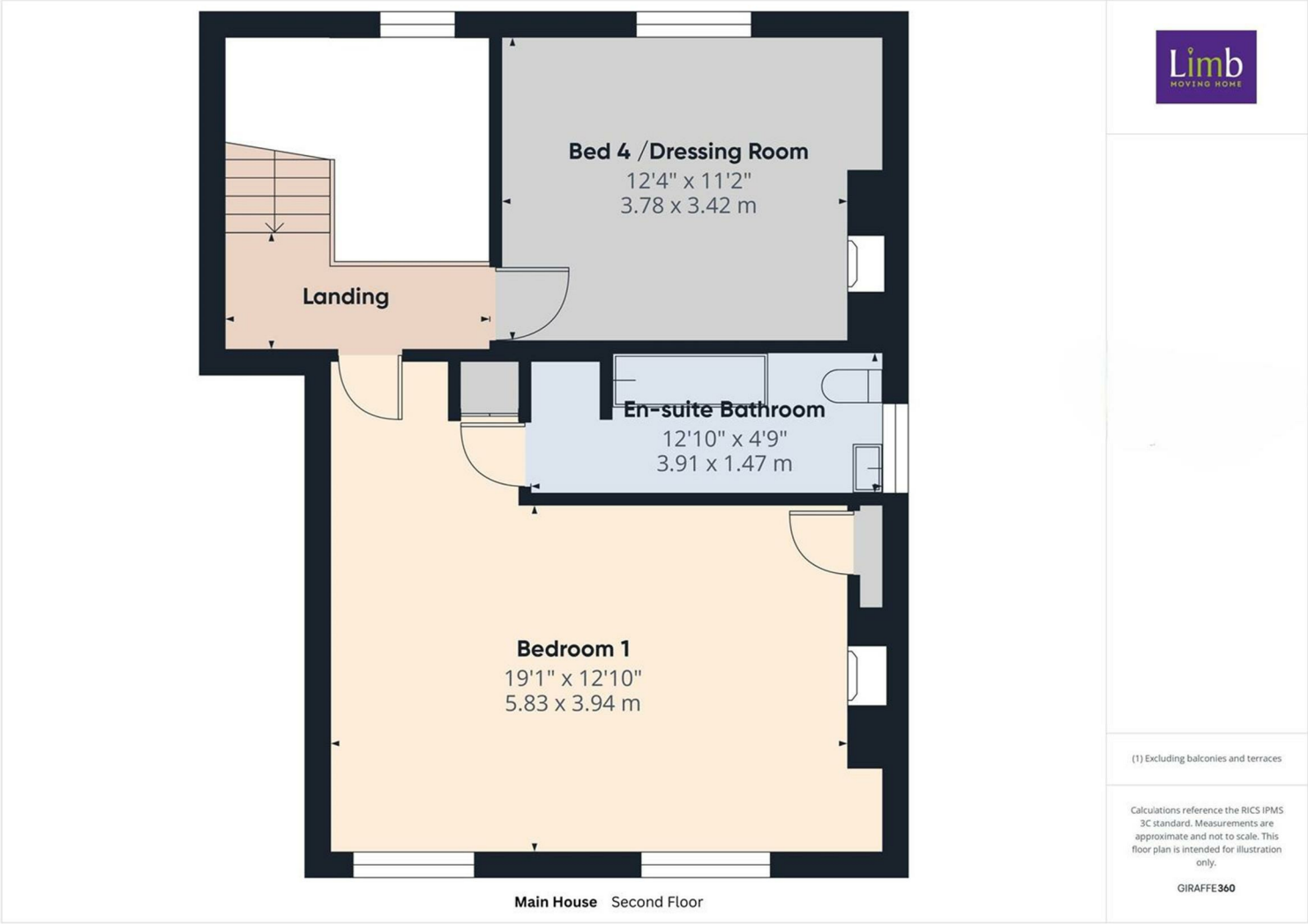
Main House First Floor

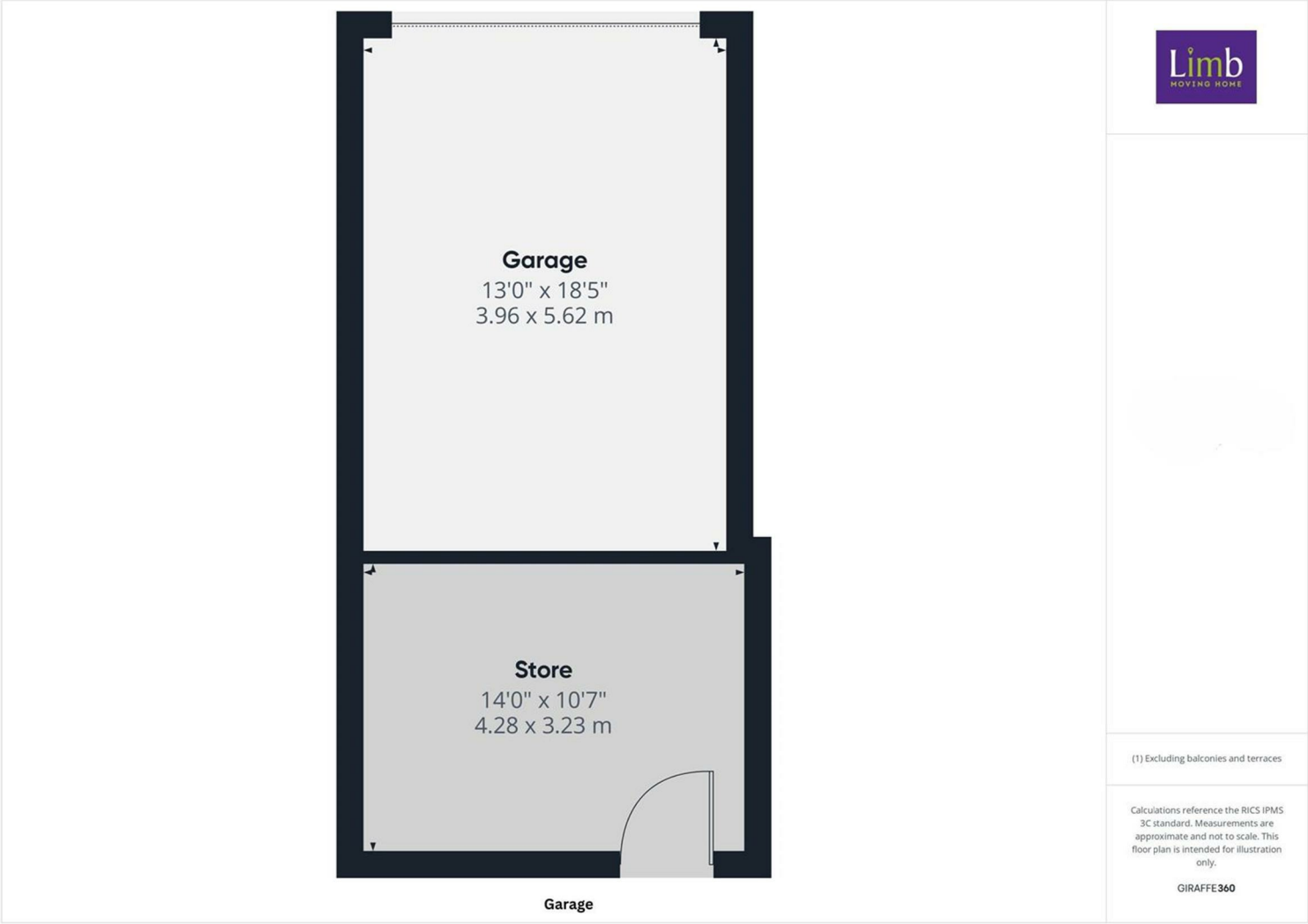


(1) Excluding balconies and terraces


Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	