



Offers over
£325,000

**13 North Bar Without,
Beverley**

SERVICES
All mains services are connected to the property. Gas-fired radiator central heating is installed. None of the services or installations have been tested.

TENURE
The property is held under freehold title with vacant possession on completion

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'D'.

VIEWING
Strictly by appointment with the sole agent's Beverley office on (01482) 866844.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



13 North Bar Without, Beverley, HU17 7AG

DESCRIPTION

Set within a Grade II listed terrace of 18th century built town cottages this individual home is a rare chance to live so close to many of the facilities Beverley has to offer. Just a short walk away are the shops, cafe bars and eateries within the bustling town centre and also the open countryside in the form of the Westwood common pastures. The property retains its original character features within the front of the property, which includes three bedrooms over three floors, and modernisation work has seen an extension added at the rear which provides additional living space, with the bathroom above, an area which could be utilised for home office workspace with an independent rear access. There is just a small enclosed courtyard to this property which is a real lifestyle home ideal for those wanting to be central to the amenities and living in something just a little bit different.

SITUATION

The property is located just to the north of Beverley town centre and is part of what is regarded by many as the most attractive route into the town. North Bar Without, and New Walk beyond, form a wide carriageway lined with a variety of fine individual period homes, many of which are listed buildings. It is only 100 yards or so to North Bar, a 15th century gate, and entrance to the historic town centre which is noted for its variety and quality of shops, restaurants and other amenities. Access to the common pastures of the Westwood, home to the town's golf and horse racing courses, is close by, via York Road, and it is about three quarters of a mile to the railway station.



THE ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

Cloaks cupboard, radiator and tiled floor. Staircase leads off.

SITTING ROOM

Cast iron fireplace with tiled hearth and polished stone surround. Radiator, ceiling cornice, understairs cupboard and wood flooring.

KITCHEN

A range of Shaker-style base and wall cabinets incorporate worktops and breakfast bar and a gas cooking stove is set in a chimney breast recess. Understairs cupboard and radiator. An extension to the kitchen includes further base cupboards with Belfast sink and woodblock worktops, plumbing for automatic washing machine and cupboard housing gas boiler.

LOBBY AREA

Includes a recess fitted with a tiled shower unit with folding doors and heated towel rail.

SEPARATE WC

Tiled walls, toilet and wash-hand basin.

DAY ROOM

Radiator, secondary staircase leading off with cupboard beneath. Doors to courtyard and rear footway access.

FIRST FLOOR

The secondary staircase leads to:

TILED BATHROOM

Including a bathtub with rainfall plumbed shower and mixer taps with shower attachment. Toilet and pedestal wash-hand basin. Heated towel rail.

The original staircase leads to:

LANDING

Built-in shelved cupboard and cupboard under attic stairs. Radiator.

BEDROOM TWO

Basket grate fireplace and radiator.

BEDROOM THREE

Basket grate fireplace, alcove cupboard and radiator.

SECOND FLOOR

ATTIC BEDROOM ONE

Radiator, exposed beams and eaves access/storage.

EXTERNAL

Forecourt parking on North Bar Within, part of the town centre Controlled Parking Zone (resident's permit required). Small rear courtyard. Pedestrian access via Peel Place.