



£575,000

**11 Norfolk Street,
Beverley**

SERVICES

The property is connected to all mains services. 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 'F'

VIEWING

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



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

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11 Norfolk Street, Beverley, HU17 7DN

DESCRIPTION

This Victorian Grade II listed house enjoys one of the most peaceful and attractive settings on offer in Beverley. It is one of a group of period houses that stand behind an area of open green within a cul de sac, a little more than a stone's throw from the Westwood. The property offers very manageable four bedroomed accommodation including two lovely reception rooms with bay windows and fireplaces and a breakfast kitchen which leads out onto a rear garden terrace. A private walled rear garden has a southerly aspect and is served by a tenfoot access which leads to a 38ft long tandem garage. This is attached to the dwelling and could possibly be converted to additional accommodation (subject to consents).

SITUATION

The property is located on the perimeter of Victorian Beverley, being on the north side of the town and approached from the centre along what is widely regarded as the most attractive route into Beverley, New Walk and North Bar Without being lined with an abundance of fine period homes, many of which are listed buildings. The surroundings also include mature trees. It is less than half a mile from the house to North Bar, on the edge of the historic town centre, which is noted for its variety and quality of shops, café bars & restaurants and other amenities. Access to the common pastures of the Westwood, which are the home of the town's race and golf courses, is just at the end of the street.



THE ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

Features an attractive staircase, arched gable window with fielded side panels, ceiling cornice and dado rail. Understairs cupboard.

DINING ROOM

Panelled bay window, open grate cast iron fireplace with a marble fire surround, ceiling cornice and centre moulding. Two radiators.

SITTING ROOM

A bay window with fielded panelling and seat overlooks the garden and a marble fireplace with open grate is set in an Adam-style surround. Ceiling cornice and centre moulding. Radiator.

SIDE ENTRANCE LOBBY

Radiator.

SEPARATE WC

Ivory coloured low level toilet suite and wash-hand basin.

BREAKFAST KITCHEN

A contemporary range of Shaker-style cabinets with extensive work surface areas include an inset sink and drainer, electric double oven, gas hob and integrated dishwasher. Side patio doors to terrace.

UTILITY ROOM / PANTRY

Belfast sink, shelving and plumbing for automatic washing machine.

FIRST FLOOR

LANDING

Radiator and boiler room housing gas central heating and hot water boiler.

BEDROOM ONE

Fitted double wardrobe to alcove, ceiling cornice and radiator.

BEDROOM TWO

Cast iron fireplace and surround, original alcove cupboard, ceiling cornice and radiator.

BATHROOM

Suite includes a spa bath, low level toilet suite and vanity wash-hand basin. Part tiled walls, radiator and airing cupboard with radiator.

BEDROOM THREE

Built-in double cupboard. Radiator.

BEDROOM FOUR

Radiator.

SHOWER ROOM

Suite comprises D-shaped shower enclosure with sliding doors and plumbed shower fitment, low level toilet suite and pedestal wash-hand basin. Heated towel rail.

EXTERNAL

TANDEM GARAGE / WORKSHOP

Vehicle access via up-and-over door opening on to a rear tenfoot.

GARDEN ROOM

INTEGRAL COAL HOUSE

GARDEN

A walled rear garden enjoys a southerly aspect and a good degree of privacy. This includes a stone terrace and a lawn with well-stocked borders. Pedestrian access to tenfoot. The front garden is part of the open area of green that extends in front of the houses and includes a shared gravel driveway with provision for off-street parking. Additional visitor parking is available on Norfolk Street.