





The Property Specialists

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**50 North Bar Without, Beverley HU17 7AB**  
**£450,000**



- Superb 'Beverley Home'
- First class residential area
- Short walk to town centre
- Four bedrooms
- Three receptions
- Versatile accommodation
- First floor drawing room
- Garden
- Car parking facility
- EPC Rating: E

THE PROPERTY

A traditional Victorian townhouse located in arguably one of the most sought after residential areas of this historic market town, being only a short walk to the town centre through the medieval Bar. The property offers extremely versatile accommodation, having three reception rooms including a first floor drawing room, four bedrooms incorporating a master suite with dressing area and en-suite shower room as well as kitchen, utility and cloakroom. There is a garden area some 30 metres to the rear along with vehicular access.

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture.

The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Oak flooring and staircase to the first floor.

LIVING ROOM

12'1" x 11'7" (3.68m x 3.53m)  
Period cast iron fireplace, ceiling coving, sash window and radiator.

DINING ROOM

12'8" x 12'0" (3.86m x 3.66m)  
Quarry tiled floor, delft rack, sash window and radiator.

KITCHEN

18'3" x 8'5" (5.56m x 2.57m )  
A range of base and eye level units having roll edge work surfaces and space for a cooking range with overhead canopy, one and a half bowl single drainer sink unit, two sealed unit double glazed skylights, door to outside, quarry tiled floor and radiator.

UTILITY AREA

Quarry tiled floor and plumbing for automatic washing machine.

CLOAKROOM

Low level w.c. with wash hand basin and quarry tiled floor.

FIRST FLOOR

DRAWING ROOM

20'2" x 11'10" (6.15m x 3.61m)  
A delightful spacious room having feature timber fireplace with tile inset and hearth along with a cast iron inset and open fire, two sash windows, ceiling cornicing and two radiators.

MASTER BEDROOM SUITE

12'0" x 20'0" (3.66m x 6.10m)

MASTER BEDROOM

Timber fireplace with tile inset and hearth and cast iron fire, built-in fireside wardrobes, sash window and radiator.

DRESSING AREA

Built-in sliding door wardrobe and tiled floor.

EN-SUITE SHOWER ROOM

Modern suite comprising monsoon shower in cubicle, wash basin and low level w.c., built-in cupboard, chrome towel radiator and sash window.

CLOAKROOM

Low level w.c., corner wash hand basin and radiator.

SECOND FLOOR

BEDROOM 2

12'7" x 12'0" (3.84m x 3.66m)  
Built-in fireside cupboard, sash window and radiator.

BEDROOM 3

12'6" x 12'0" (3.81m x 3.66m)  
Built-in fireside wardrobes and radiator.

BEDROOM 4

18'2" x 7'4" narrowing to 4'1" (5.54m x 2.24m narrowing to 1.24m)  
Sash window, PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

12'1" x 7'0" (3.68m x 2.13m)  
A contemporary suite comprising freestanding bath, wash basin on cantilevered unit having drawers below, over sized shower in glazed cubicle, low level w.c., chrome towel radiator and down lighters.

OUTSIDE

Directly to the rear of the property is a small storage area, whilst approximately 30 metres from the property is located the lawned garden with wall and fenced boundaries along with a paved seating space. There is also a timber garage/store with double doors.

SPECIAL NOTE

The vendor will be restricting access over the side lane so that no services or additional rights are granted over this access without his prior written consent. Further details will be provided by the vendor's solicitor.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from some PVCu Double Glazing.

TENURE

We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Contact the agent’s Beverley office on 01482 886200 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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