



54 North Bar Without, Beverley HU17 7AB
Guide Price £375,000

- Beautiful Georgian end town house
- Versatile accommodation
- Two/three bedrooms
- Two reception rooms
- Short walk to town centre
- Beautiful garden
- Outstanding residential locality
- EPC Rating: TBC

THE PROPERTY

This extremely pretty Georgian town house is located only a short walk from the centre of this historic market town and is found within arguably the most sought after residential area. The accommodation, which is arranged over three floors, is extremely versatile offering two/three bedrooms with two reception rooms all of which stands on a lovely plot with rear lawned garden, flower beds and summer house.

This really is a delightful home in a stunning location.

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities including 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 ACCCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

LIVING ROOM

14'0" x 9'7" (4.27m x 2.92m)
Cast iron fireplace with a living flame fire, sash window to the front elevation and radiator.

DINING ROOM

13'3" x 10'4" (4.04m x 3.15m)
Timber fireplace with brick inset and multi-fuel stove, fireside cupboard and dado rail, timber floor, understairs storage cupboard, window to the rear and radiator.

KITCHEN

14'8" x 6'6" (4.47m x 1.98m)
Base and eye level units with granite work surfaces, integrated dishwasher, Rangemaster cooker, one and a half bowl sink unit, tile floor and radiator.

UTILITY ROOM

6'6" x 6'10" (1.98m x 2.08m)
Fitted worktop with a Belfast sink, wall mounted gas fired central heating boiler, tile floor and plumbing for washing machine.

REAR LOBBY

Door to outside, tile floor and radiator.

CLOAKROOM

Low level WC with wash hand basin, tile floor and radiator.

FIRST FLOOR

LANDING

Built in storage cupboard and Yorkshire sash window.

BEDROOM 1

13'10" x 12'9" (4.22m x 3.89m)
Sash window with a window seat to the front elevation, a painted stone fireplace with cast iron inset, built in fireside cupboards and radiator.

BATHROOM

11'9" x 8'0" (3.58m x 2.44m)
Panelled bath, shower in separate cubicle, bidet, vanity wash basin and low level WC, built in fireside storage cupboard, half panelled walls, sash window to the rear elevation and radiator.

SECOND FLOOR

STUDY AREA/BEDROOM 3

10'0" x 8'6" (3.05m x 2.59m)
An open plan area that could easily convert to a third bedroom subject to necessary consents. Having PVCu sealed unit double glazed dormer window, built in fireside cupboards and radiator.

BEDROOM 2

13'4" x 11'5" (4.06m x 3.48m)
Period cast iron fireplace, built in fireside cupboards, sash dormer window and radiator.

OUTSIDE

Immediately to the rear of the property is a paved area beyond which lies an attractive lawned garden with flower beds benefitting from a timber summer house and having rear pedestrian access.

AGENTS NOTE

A demolition notice dated 17th May 2019 has been served on the owner of the stables to the rear of 50 North Bar Without. This demolition will include the brick wall to the East boundary of No. 54 North Bar Without. Further details from the Selling Agent.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property has the benefit of gas central heating.

TENURE

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

VIEWING

Contact the agents 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.

