



£499,950

49 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 'E'.

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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49 North Bar Without, Beverley, HU17 7AG

DESCRIPTION
This Grade II Listed Town House retains some lovely period features portraying its Georgian origins, although the building was re-faced in the mid 19th century. A more recent adaptation has been the creation of a superb living kitchen - a unique light and airy room overlooking the charming mature garden which is fully enclosed by brick walls and fencing. This is a private space which faces south west and enjoys a very peaceful setting amidst surroundings of mature trees which form part of the conservation area. The house includes four nicely proportioned bedrooms, although one has in the past been used as an impressive first floor front Sitting Room. There are two well appointed bathrooms, a Study and Utility Room.

SITUATION
The property is located on the north side of the centre of Beverley and forms part of what is widely regarded as the most attractive route into the town centre. North Bar Without, and New Walk, are lined with a variety of fine individual period homes, many of which are listed buildings. It is around 250 yards from the house to North Bar, on the edge of 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
A fine spindled staircase with hardwood handrail leads to the upper floors. Understairs cupboard, meter cupboard and radiator. Tiled floor.

CLOAKS / WC
Includes a toilet and wash-hand basin set in cabinet furniture. Coat hooks and storage shelves, heated towel rail and tiled floor.

SITTING ROOM
A cast iron fireplace with fire surround includes a living flame gas fire and is flanked by alcove glazed display and storage cabinets. Window seat, radiator and ceiling cornice.

DINING KITCHEN / DAY ROOM
A sitting area in the front part of the room has a cast iron fireplace with tiled inserts and surround containing a living flame gas fire. A kitchen area is fitted with a range of painted timber cabinets with wood block worktops and one and a half bowl sink, electric oven and gas hob with hood, space for fridge/freezer, microwave and dishwashing machine. Tiled floor and two radiators.

PANTRY / STUDY
With shelving.

GARDEN ROOM
Double glazed roof and radiator.

UTILITY ROOM
Fitted double base unit with extended worktop and single drainer sink, plumbing for automatic washing machine, radiator and tiled floor.

FIRST FLOOR

LANDING
Split level with a radiator.

BEDROOM ONE
Features a basket grate cast iron fireplace with fire surround that is flanked by good quality fitted wardrobes. Two radiators and ceiling coving. This room has two windows with an attractive front outlook and could have had origins as a principal reception room.

BEDROOM TWO
Cast iron fireplace and surround with built-in shelved cupboard to one alcove. Radiator.

EN SUITE SHOWER ROOM
Equipped with a spacious walk-in shower enclosure with thermostatically controlled plumbed shower, vanity wash-hand basin, bidet and toilet suite. The walls are tiled with a heated towel rail and there is a built-in cupboard housing the gas central heating boiler and hot water tank (fitted electric immersion heater).

FAMILY BATHROOM
Includes a period-style suite comprising panelled bath with mixer taps and shower attachment with splash screen, pedestal wash-hand basin and toilet. Tiled walls with radiator.

SECOND FLOOR

LANDING

BEDROOM THREE
Front dormer window, built-in double wardrobe and radiator.

BEDROOM FOUR
Rear dormer window and radiator.

EXTERNAL
The house stands well back from the roadway, behind a grass verge, parking area and wide pavement. A resident's parking permit scheme operates as the area is within the controlled parking zone.

The rear garden is very attractive, entirely walled and fenced to provide privacy and security with additional seclusion afforded by a backdrop of trees in the surrounding area. It enjoys a south-westerly aspect with two stone terraces close to the house and a wide planted border. The main part of the garden is a good-sized lawn. Rear pedestrian access only.

FORMER WASH HOUSE
This traditional brick and tile outhouse on the side boundary has been renovated and has an attached wet room with shower, wash-basin and toilet. This space could be utilised as a studio, home office or simply for storage.