



**22 North Bar Without**  
**Beverley, East Yorkshire HU17 7AB**  
**Offers in the region of £650,000**

**WP** WOOLLEY  
& PARKS



# 22 North Bar Without, Beverley, East Yorkshire HU17 7AB

\*\*\*A BEAUTIFUL GRADE II LISTED HOME WITH GARDENS, PARKING AND ANNEXE, IN A PRIME CENTRAL BEVERLEY LOCATION\*\*\*

Enjoying a private, tucked away position, just a stone's throw from Beverley's historic North Bar, this remarkable home is truly a rare find! With tremendous versatility, the accommodation includes FOUR DOUBLE BEDROOMS in the main house, with two generous reception rooms, three bath/shower rooms and a lovely kitchen, whilst an additional annexe provides a studio living/bedroom space with kitchenette and shower room - with endless potential, be it as a home business facility, 'Airbnb'/holiday let or independent living quarters. Accessed through an archway from the street, the property offers parking space for numerous vehicles, as well as a generous garden. Viewings are invited from those in a position to proceed, but we urge interested parties to ACT QUICKLY as this home will not be available for long!

## Entrance Hall

A timber panel door opens to a Hall which is open plan to the Dining Room.

## Dining Room 12'9" x 12'2" (3.89m x 3.71m)

With sealed unit double glazed window, radiator, built-in storage and stairs leading off.

## Kitchen 13'2" x 12'0" (4.01m x 3.66m)

Recently updated and featuring a stylish fitment of base, wall and drawer units in a 'Shaker' finish with solid oak work surfaces, porcelain sink unit and splash back tiling. Integrated electric oven, hob and extractor cowl with spaces for free-standing appliances. Sealed unit double glazed windows and external door.

## Living Room 20'10" x 12'6" max (6.35m x 3.81m max)

An impressive, extended reception room with double doors to the gardens, three sealed unit double glazed windows, two radiators and an electric fire in an attractive polished stone fireplace.

## Bedroom 16'3" x 12'6" (4.95m x 3.81m)

Generously proportioned, with fitted wardrobes, radiator and sealed unit double glazed window.

## Wet Room

A fully tiled wet room with shower, wash basin and WC, plus chrome towel radiator.

## Utility And Lobby

With base units, central heating boiler, plumbing for an automatic washing machine and Belfast style sink unit. With window and external door.

## Cloaks/WC

With WC and window.

## First Floor Landing

With Velux roof light, radiator and loft access hatch.

## Bedroom 15'0" x 11'9" (4.57m x 3.58m)

With windows to the rear and side elevations, fitted wardrobes and radiator.

## En-Suite Bathroom

Recently updated white suite comprising panelled bath, wash basin and WC. With window, splash back tiling and towel radiator.

## Shower Room

With corner shower enclosure, wash basin and WC. Chrome towel radiator, floor tiling, wall tiling and window.

## Bedroom 17'0" x 9'0" max (5.18m x 2.74m max)

With two windows and radiator.

## Bedroom 13'9" x 12'9" (4.19m x 3.89m)

With fitted wardrobes, built-in cupboard, radiator and window.

## Annexe Studio 12'0" x 12'0" (3.66m x 3.66m)

With heating from a separate boiler, window and entrance door.

## Annexe Kitchenette

Fitted units and sink. Window.

## Annexe Shower Room

With shower, wash basin and WC. Window and radiator.

## External

Gated drive-through passage way from the street, block paved driveway opening out into turning/parking facility.

## Gardens

A well stocked garden with lawn, planted borders, pergola terrace and greenhouse/potting area. Timber storage sheds included.

## Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

## New Viewing Protocols

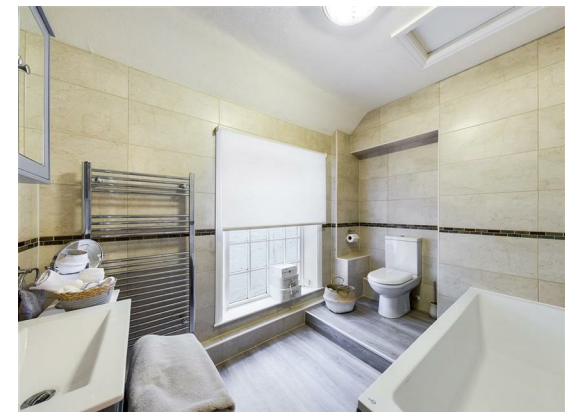
In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

## Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

## Draft Details:

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.





**Ground Floor**

Floor area 91.0 sq. m.  
(980 sq. ft.) approx

**First Floor**

Floor area 73.0 sq. m. (786 sq. ft.) approx

**Annex**

Floor area 26.0 sq. m. (280 sq. ft.) approx

Total floor area 190.0 sq. m. (2,045 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



