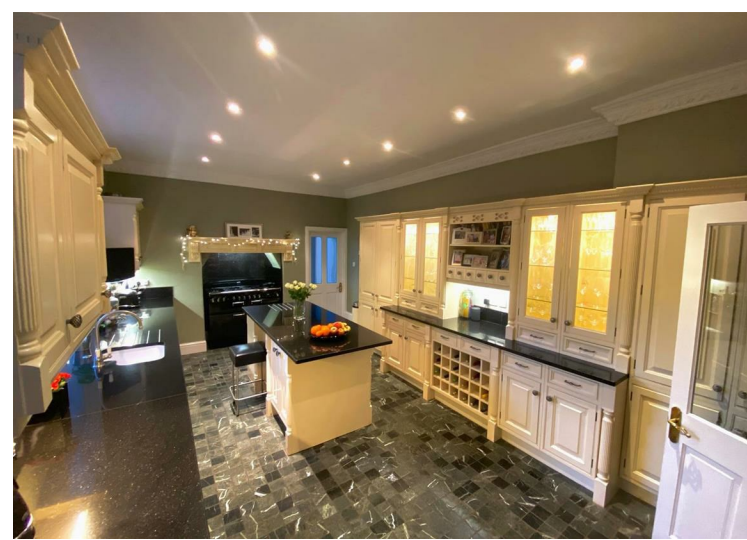




QUICK & CLARKE
The Property Specialists

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23 North Bar Without, Beverley HU17 7AG
£995,000

- Delightful large Victorian home
- House and garden cottage
- Approximately 4,300 sq ft
- Lovely secluded gardens
- Garage and parking
- Short walk to town and Beverley Westwood
- Extensively refurbished
- Prime residential location
- EPC: E

THE PROPERTY

An incredible and rarely available six bedroomed house with inter-connecting two bedroomed garden cottage and a substantial garden plot is located within one of Beverley's most sought after addresses within the heart of the town's Georgian Quarter. This beautifully presented property is a credit to the current owners having been the subject of extensive improvement and upgrading works, and with its location being only a short walk from both the centre of this historic market town and the open pastures of the Westwood, this really is an opportunity to acquire a prime "Beverley" property.

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

With oak flooring and period style cast iron radiators, having decorative ceiling cornice, dado and picture rails, understairs storage facility and period staircase leading to the first floor.

CLOAKROOM

Low level WC with wash hand basin, oak flooring and extractor fan.

LIVING ROOM

18'0" x 15'7" into bay window (5.49m x 4.75m into bay window)
A stunning full height glazed bay window to the front elevation with Victorian panelling surround, oak flooring, cast iron fireplace with timber mantle, marble hearth and living flame gas fire, two period style cast iron radiators, ceiling cornice with ceiling rose, dado rail and picture rail.

DINING ROOM

15'0" x 13'2" (4.57m x 4.01m)
Period Victorian cast iron fireplace with timber surround and open grate, oak flooring, two period style cast iron radiators, Victorian sash window and panelled shutter, ornate ceiling cornice with ceiling rose.

BREAKFAST KITCHEN

19'4" x 11'5" (5.89m x 3.48m)
Extensive hand-built kitchen featuring bespoke units with drawers and eye level cabinets plus larder unit, wine rack and illuminated cabinets, galaxy granite worksurfaces and splashbacks. Integrated fridges, dishwasher and microwave along with space for Range cooker in chimney recess, 1 1/2 bowl sink unit with tri-flow tap and waste disposal unit. Marble tiled floor, concealed downlighters, sash window, door to rear courtyard and cast iron period style radiator.

CONSERVATORY

27'8" x 11'8" (8.43m x 3.56m)
A beautiful, light and spacious feature room having extensive glass roof with opening vents, double glazed windows and French doors to courtyard, fixed island table with black star galaxy granite surface, marble tiled floor and four cast iron period style radiators.

UTILITY ROOM

11'5" x 8'0" (3.48m x 2.44m)
Having base unit with single drainer sink, concealed downlighting, ceramic tiled floor, pressurised hot water system with two gas fired boilers providing hot water and central heating, hanging drying rack and Yorkshire sliding sash window.

FIRST FLOOR

LANDING

Period staircase with oak handrail and ornate timber balustrade, decorative plaster coving, separate second staircase leading to rear second floor, and cast iron style radiator.

PRINCIPAL BEDROOM

22'3" x 14'9" (6.78m x 4.50m)
Oak flooring, feature period bay window to the front elevation and additional sash window, ornate plaster coving and picture rail, concealed downlighters and two cast iron style radiators.

DRESSING ROOM

Oak flooring, plaster coving, concealed downlighting, cast iron period style radiator and hanging rail.

EN-SUITE SHOWER ROOM

Ceramic tiled walls with large shower enclosure having glass door, low level WC and vanity wash basin with illuminated mirror, concealed downlighters, extractor fan, towel radiator and oak flooring.

BEDROOM 2

15'2" x 15'0" (4.62m x 4.57m)
Period Victorian fireplace with cast iron surround and timber mantle, oak flooring, sash window, downlighters, ornate coving and cast iron period style radiator.

BEDROOM 3

12'6" x 11'6" (3.81m x 3.51m)
Located to the rear of the property featuring a Victorian period cast iron fireplace with cast iron inset fire with timber fireplace, sash window, ornate plaster coving, concealed downlighters and cast iron style radiator.

FAMILY BATHROOM

8'0" x 4'6" (2.44m x 1.37m)
Roll-top bath with mixer taps and shower assembly, low level WC and wash hand basin, ceramic tiled floor and walls, concealed downlighters, plaster coving and towel radiator.

SECOND FLOOR

Continuation of the period staircase with oak handrail and ornate timber balustrades, along with decorative Victorian stained glass casement window, ceiling cornice and cast iron period style radiator.

BEDROOM 4

15'2" x 14'3" (4.62m x 4.34m)
Sash windows to front elevation with oak flooring, plaster coving, concealed downlighters and cast iron period style radiator.

BEDROOM 5

15'3" x 15'0" (4.65m x 4.57m)
Oak floor, ceiling cove and concealed downlighters, sash window and cast iron period style radiator.

DRESSING AREA

Oak floor, Velux opening window, concealed downlighters and cast iron style radiator.

SHOWER ROOM

10'0" x 6'0" (3.05m x 1.83m)
Large tiled shower enclosure with sliding glass door, low level WC and storage cabinet with marble surface incorporating two wash hand basins with mixer taps and large mirror, concealed downlighters, oak flooring and chrome towel radiator.

BEDROOM 6 / STUDY

21'0" x 11'6" (6.40m x 3.51m)
Approached from a separate staircase leading from the first floor having sash window with Velux light, concealed downlighters and two period style cast iron radiators.

GARDEN COTTAGE

A separate two storey annexe which inter-communicates with the main house and could be used for a dependant relative or letting purposes, including holiday letting, subject to all necessary consents.

ENTRANCE PORCH

Approached via the courtyard, tiled floor and open access to kitchen.

CLOAKROOM

Low level WC with wash hand basin, ceramic tiled floor, downlighters, extractor fan and cast iron period style radiator.

KITCHEN DINING ROOM

20'2" x 12'4" (6.15m x 3.76m)
Part of a lovely open plan living space divided by a central feature staircase. Having a range of oak base units, drawers and eye level cabinets incorporating an integrated dishwasher, electric oven, hob and canopy over, single drainer sink unit. Oak floor, open arches to the living room, dentil cornice and two cast iron radiators.

LIVING ROOM

20'2" x 17'5" (6.15m x 5.31m)
Stone fire surround with marble hearth and living flame gas fire, two pairs of French doors to rear garden, oak flooring flooring and two cast iron period style radiators.

FIRST FLOOR

BEDROOM 7

14'8" x 14'8" (4.47m x 4.47m)
Two Velux opening rooflights along with two casement windows overlooking rear garden, concealed downlighters and two period style cast iron radiators.

BEDROOM 8

15'8" x 5'4" (4.78m x 1.63m)
Velux rooflight, downlighters and cast iron period style radiator.

SHOWER ROOM

15'7" x 5'6" (4.75m x 1.68m)
Shower in cubicle with glass door, low level WC and wash hand basin, extractor fan, concealed downlighters and cast iron style towel radiator.

OUTSIDE

To the front of the property is a private lawn with Yew hedging and an attractive Yorkstone path with steps and handrail leading to the front door. To the side of the

property which is accessed via a passageway or the private accommodation, there is a lovely courtyard area with sandstone flags, which also leads to the rear garden areas which are surprisingly extensive and laid mainly to lawn, with mature shrubs and trees, including a patio with balustrade walling plus a further large secluded sun terrace with brick and tile summerhouse, as well as a vegetable plot with potting shed and dog kennel. The property is further enhanced by the rear garage which is accessed from York Road, and provides valuable off street car parking facility.

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 partial Double Glazing.

TENURE

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

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you. Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

EPC RATING

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. 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 operational efficiency can be given. Made with Metragen 0200