



2 – 4 St Giles Croft, Beverley, East Riding of Yorkshire, HU17 8LA

FINE & COUNTRY

WELCOME TO A CHARMING VICTORIAN DOUBLE FRONTED HOME IN THE HEART OF BEVERLEY



The house is beautifully finished by an architect and retains its original Victorian charm while being close to Beverley's bustling town centre and historical landmarks.

This spacious property offers flexible living options, perfect for families or those needing a home office. With four bedrooms, four reception rooms, a modern kitchen, and a self-contained apartment, it suits multi-generational living or potential Airbnb hosting.

Agent's Perspective

This Victorian residence, originally two separate homes, has been thoughtfully combined to create a versatile and spacious living space. Perfect for families, those working from home, or anyone looking for a potential guest suite, this property offers a unique blend of period charm and modern convenience.

The house is spread across three floors, providing ample room for everyone. On the ground floor, you'll find a series of inviting reception rooms, ideal for entertaining or relaxing with family. These spaces are filled with natural light, thanks to the large windows typical of the Victorian era, creating a warm and welcoming atmosphere.

The modern dining kitchen is a highlight of the property. It's been designed with both style and functionality in mind, featuring sleek countertops and top-of-the-line appliances. The bi-fold doors open up to a lovely rear terrace, perfect for al fresco dining or simply enjoying the fresh air.





Upstairs, the accommodation continues with four generously sized bedrooms. Each room offers its own unique character, with plenty of space for personal touches. Two well-appointed bathrooms add to the comfort and convenience of the home, ensuring there's no morning rush.

One of the standout features of this property is the self-contained apartment. With its own entrance and facilities, it offers endless possibilities. It could serve as a guest suite, a rental opportunity through Airbnb, or a private space for a family member.

The property is situated just a short walk from Beverley's vibrant town centre, known for its lively market squares, the beautiful Westwood pastures, and the stunning Beverley Minster. You'll have everything you need right on your doorstep, from charming cafes and shops to excellent schools and transport links.



This home has been lovingly finished by an architect, who has retained many original features, including the elegant brickwork and period fireplaces. It truly is a perfect blend of old and new, offering a comfortable and stylish living space in a prime location.

Location

Beverley is an extremely popular Historic Market Town with a wide range of facilities and special attractions including the Minster, the Westwood and Beverley Racecourse. The town is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull. Boasting several good quality restaurants and bars and a private golf club situated on the Westwood. Beverley lies approximately ten miles to the north of the City of Hull and approximately thirty miles south-east of York and is ideally located for access to the coast and the motorway network. There is a train station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough.

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band E.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

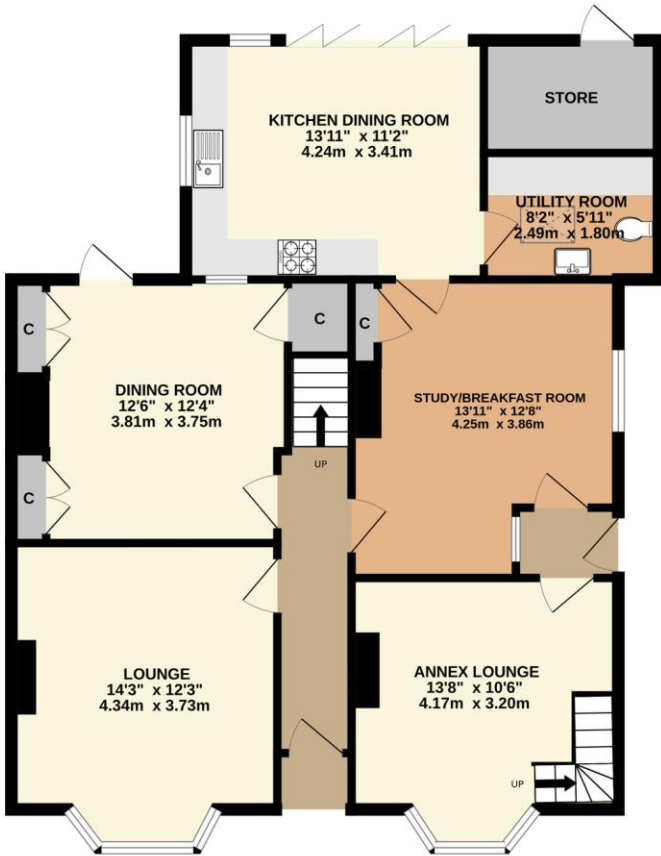
Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

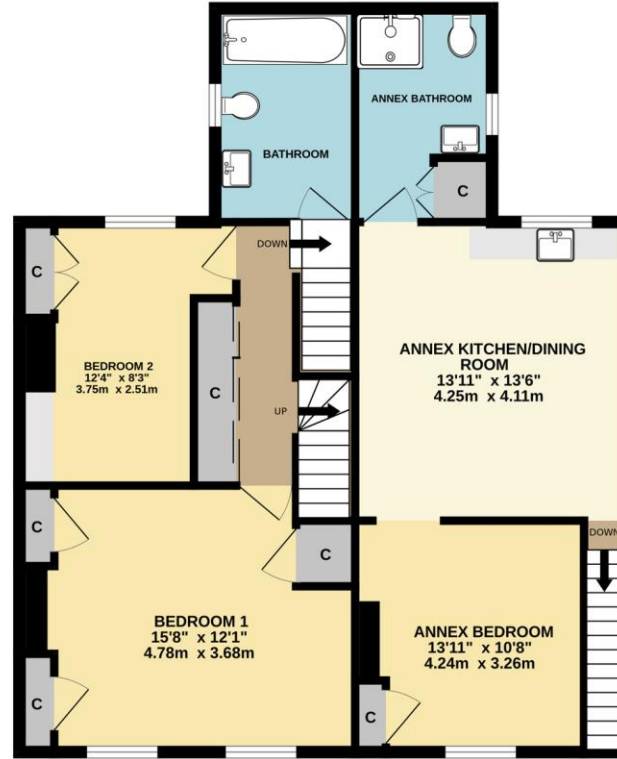




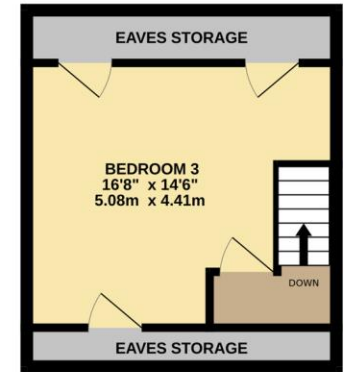
GROUND FLOOR
952 sq.ft. (88.4 sq.m.) approx.



1ST FLOOR
819 sq.ft. (76.1 sq.m.) approx.



2ND FLOOR
241 sq.ft. (22.4 sq.m.) approx.



GILES CROFT, BEVERLEY, HU17 8LA

TOTAL FLOOR AREA : 2012 sq.ft. (186.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

