



28 North Bar Without, Beverley, East Riding of Yorkshire, HU17 7AB

FINE & COUNTRY



## CHARACTER-FILLED FOUR-BEDROOM HOME IN THE HEART OF BEVERLEY



This BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOM property sits just off NORTH BAR in a CHARMING MEWS SETTING. With FOUR BATHROOMS, FOUR RECEPTION ROOMS and plenty of PERIOD FEATURES throughout, it offers a great mix of space, style, and location – just a short walk from the TOWN CENTRE and WESTWOOD PASTURES.



If you're searching for a CHARACTER PROPERTY with generous space and lots of charm, this could be the one.

It's incredibly rare to find something with this much ROOM in such a PRIME LOCATION. You're only a few steps from all the local shops and cafes, yet tucked away enough to enjoy some peace and privacy.

Inside, the property flows really well, from the lovely ENTRANCE HALL and PERIOD STAIRCASE to the IMPRESSIVE PANELLED LIVING AREAS. The KITCHEN is fully fitted with modern appliances and a CENTRE ISLAND – perfect for everyday use or entertaining.

The MASTER SUITE with its WALK-IN DRESSING ROOM and EN-SUITE really stands out, and the TOP FLOOR ROOM currently used as a STUDIO is a brilliant bonus.







#### Clients Perspective:

We've absolutely loved living here. It's such a warm and welcoming house – perfect for having friends and family over.

The LOUNGE AND DINING ROOM are great for hosting, and the TERRACE has been ideal in summer. Being this close to the TOWN CENTRE and the WESTWOOD makes everyday life so easy – you can pop out for a coffee or a walk without needing the car. It's a home that really works for both quiet days and busy ones.

#### 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 - G.\*



## 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.



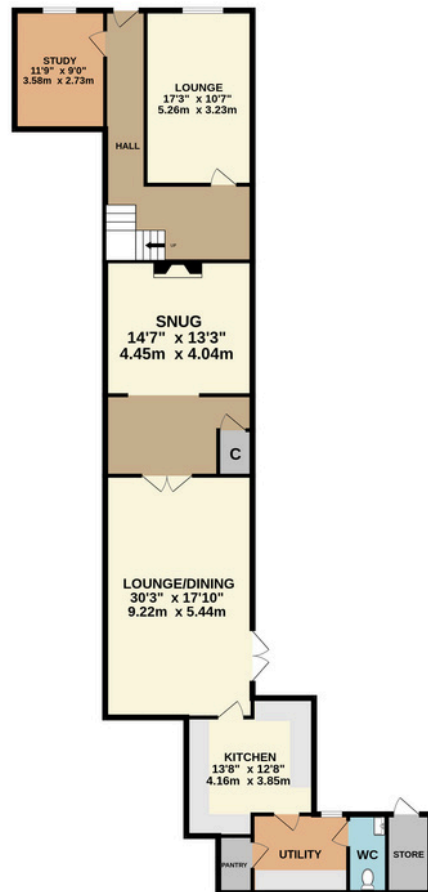
## Mortgages

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.

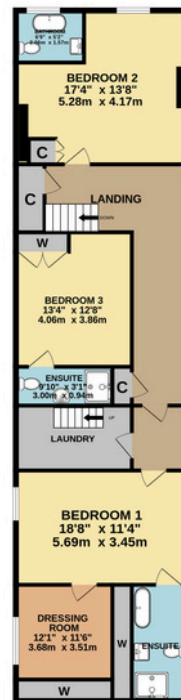




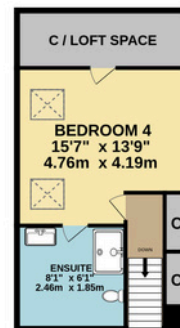
GROUND FLOOR  
1423 sq ft. (132.2 sq.m.) approx.



1ST FLOOR  
1154 sq ft. (107.2 sq.m.) approx.



2ND FLOOR  
532 sq ft. (49.4 sq.m.) approx.



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TOTAL FLOOR AREA : 3109 sq.ft. (288.9 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 to arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

