

**staniford**  
grays



23 Railway Street, Beverley, HU17 0DX

£519,950





# 23 Railway Street

Beverley, HU17 0DX

- IMMACULATE PRESENTATION
- TASTEFULLY APPOINTED
- LANDSCAPED GARDENS
- FOUR BEDROOMS
- RETAINS A WEALTH OF FEATURE
- FULLY REFURBISHED
- GENEROUS PARKING TO REAR
- 3 LUXURIOUS BATHROOMS
- GRADE II LISTED
- VIEWING ADVISED

AN EXCEPTIONAL CENTRAL BEVERLEY TOWNHOUSE HAVING BEEN RE-MODELLED INTERNALLY.

With a superbly appointed interior, this immaculate home meets the requirements of the most discerning purchasers offering a combination of lifestyle and family living.

Attention to detail is evident throughout from the tastefully appointed interior to the private lifestyle garden.

The property boasts a character exterior and retains a wealth of traditional feature having recently undergone a full transformation with the living accommodation comprising; Entrance Hallway, Reception Lounge, a well appointed Dining Kitchen, Rear Lobby, Utility Room and Pantry.

To the first floor level a feature return staircase leads to Master Bedroom and luxuriously appointed House Bathroom and separate W.C. A further staircase return leads to a Guest bedroom with Ensuite provision and 2 double bedrooms and Shower Room with a walk in storage closet to the split level landing.

The landscaped gardens offer complete privacy with the benefit of 2 external stores and patio terrace with gardens beyond and double parking provision to the rear (a rare and most welcomed addition given it's central Beverley setting).

Only an internal inspection will truly acknowledge the superior specification and quality of living space on offer.

\*Grade II Listed



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## ACCOMMODATION COMPRISES

### ENTRANCE HALLWAY

Retaining a wealth of character feature throughout and in keeping with the period style of home. Accessed via a hardwood entrance door with hardwood flooring continuing throughout, and a most impressive feature staircase with traditionally styled Newell post, ornate crafted balustrade and spindles with a stair-runner. Under stairs storage cupboard and access provided to ground floor reception spaces, kitchen and rear lobby.

### RECEPTION LOUNGE

Tastefully appointed throughout with a front facing aspect the Fret style sash windows with operational window shutter. Suitably sized to accommodate a large furniture suite with a central focal point provided via a cast iron open fire insert with traditional hearth and surround. Generous ceiling heights, deep skirting and coving detail.

14'11" x 14'0" (4.57 x 4.29)

### DINING KITCHEN

Used as a family kitchen with full garden outlook. Tastefully appointed with hardwood base units to two wall lengths and granite work surfaces over. Space is provided for a number of free standing appliances with provision for a gas burning range with low level oven, ceiling suspended extractor canopy, inset Belfast style sink with plumbing for dishwasher also. Decorative tiling to splashbacks, inset spotlights to ceiling. Some of the traditional features continue with an original bread oven taking a prominent central position to the chimney breast and the hardwood floors.

12'0" x 14'5" (3.68 x 4.40)

### REAR LOBBY

With access provided to the rear garden area and utility room with tiled floor covering.

### UTILITY ROOM

A versatile space with windows to the side elevation providing plumbing and space for washing machine and additional white goods should this be required. With dedicated access though to pantry with window to side and fitted shelving.

9'10" x 6'8" (3 x 2.05)

### FIRST FLOOR LANDING

A most impressive curved balustrade with spindles gives access to a split level landing with further staircase continuing to the second floor level.

### W C

Tastefully appointed with a low flush WC, wash hand basin, storage cupboards and decorative glazed inserts to the rear elevation.

### BEDROOM ONE

Boasting elegant room proportions with two oversized sash windows to the front elevation of Railway Street. Excellent ceiling heights, open fire insert with traditionally styled surround and hearth with tile detailing. Ample space is provided for free standing bedroom furniture and given the excellent size and really does have to be seen to be fully appreciated.

20'0" x 14'0" (6.10 x 4.29)

### HOUSE BATHROOM

Luxuriously appointed with Burlington sanitary wear throughout incorporating free standing bath with floor mounted tap point, low flush WC, walk in double width shower with recessed shower tray, over sized rainfall shower head and wall mounted thermostatic control. To the alternate room length, twin his and hers sink in free standing vanity unit with feature tap points, storage cupboard, panel wall detailing, tiling to floor covering, inset spotlights and open fire insert with traditionally styled surround

13'8" x 11'3" (4.19 x 3.43)



## SECOND FLOOR LEVEL

### GUEST BEDROOM

9'10" x 11'2" (3 x 3.41)

With Sash window to the front outlook of double bedroom proportions with cast iron fire insert and surround. Provides access through to...

### ENSUITE SHOWER ROOM

With two Velux roof lights, appointed in a traditional style with Burlington sanitary wear, pedestal wash hand basin, low flush WC, walk in recessed shower tray with full tiling to splashbacks, rainfall shower head and thermostatic wall mounted console.

### BEDROOM THREE

11'8" x 14'0" (3.58 x 4.29)

With Sash window to the rear elevation and of double bedroom proportions.

### BEDROOM FOUR

10'5" x 8'7" (3.20 x 2.64)

With Sash window to the front outlook of double bedroom proportions

### SHOWER ROOM

Serving bedrooms three or four with Burlington white traditionally styled sanitary wear, walk in recessed shower tray, wall mounted thermostatic console, rainfall shower head, modern style tiling, contemporary style radiator and tiling to floor coverings.

### EXTERNAL

Railway street itself remains conveniently positioned in the heart of the historic Beverley town centre with all the service and amenities remaining a short distance walk away, but also providing excellent proximity to the train station and nearby Flemingate retail development.

Vehicular parking is provided to the rear of the property suitable for multiple vehicles, with secure and gated access leading through to a landscaped garden with patio terrace extending from the immediate building footprint, providing a dedicated hard landscaped area. With excellent levels of privacy and seclusion throughout and walled parameter boundaries. This extends through to a pathway to the rear boundary and further laid to lawn grass section with established planting, shrubbery and borders.

Two dedicated storage outhouses also feature with external tap and light points.

### AGENTS NOTE

The property has recently undergone a full programme of renovation and refurbishment to include upgraded heating system and electrics with full further details available upon request from the sole selling agent Staniford Grays.

### COUNCIL TAX:

We understand the current Council Tax Band to be C

### SERVICES :

Mains water, gas, electricity and drainage are connected.

### TENURE :

We understand the Tenure of the property to be Freehold.

### MORTGAGE CLAUSE :

Staniford's provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@staniford.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### PROPERTY PARTICULARS DISCLAIMER :

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

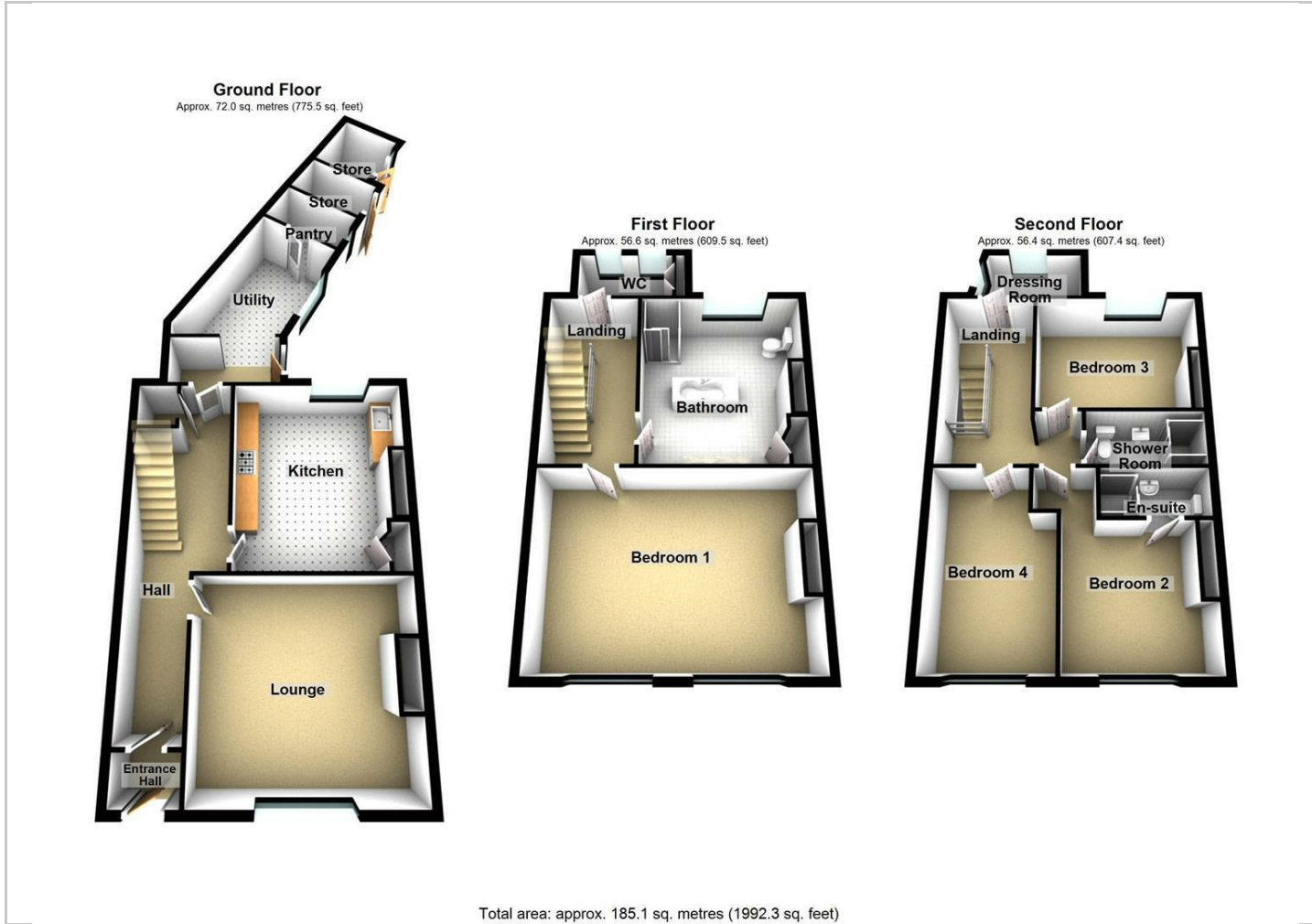
### MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

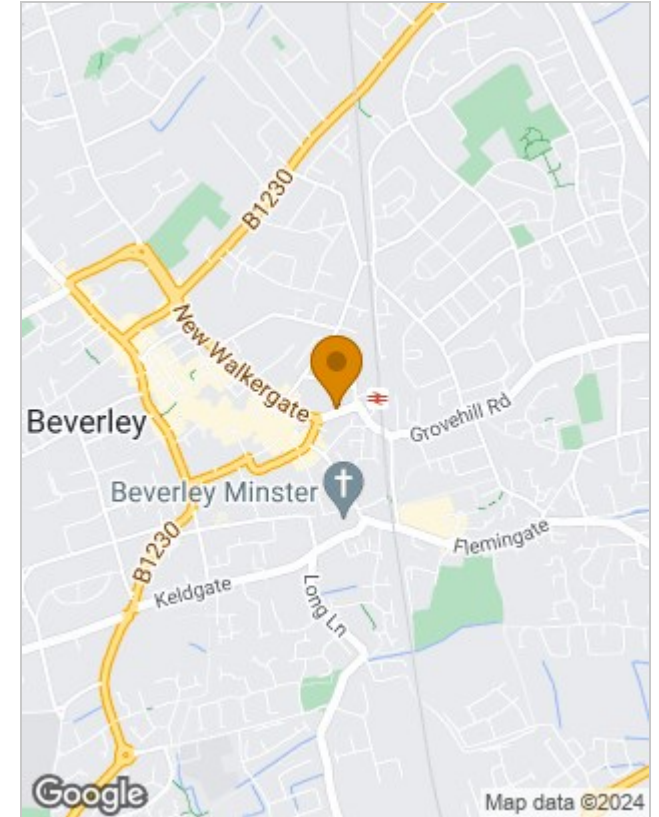
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



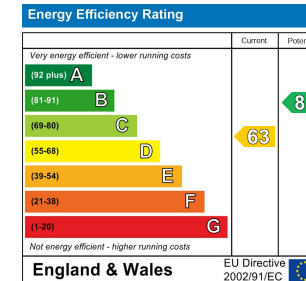
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.