



QUICK & CLARKE
The Property Specialists

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Old Coaching House, 43 North Bar Within, Beverley HU17
£700,000

- Fabulous characterful period house
- Grade II Listed building - built 1770
- Central town location
- Extensive off-street parking with electric gate
- Westerly facing garden
- Five bedrooms, four bathrooms
- EPC - D

A superb, quirky, characterful and large period house with a fabulous town centre location. Originally the Tiger Inn and built in 1770, this beautifully and historic property extends to approximately 3,200 square feet and offers a fabulous and flexible layout over three floors. The living rooms are located at first floor level with an attractive garden room which overlooks the westerly facing garden.

Boasting five bedrooms and four bathrooms, the property has been sympathetically enhanced in recent years without losing any of its period charm. The extensive parking is accessed off Tiger Lane through an electric gate.

LOCATION

The property is located in the historic Georgian Quarter of Beverley. This superb central location provides ease of access to all the amenities of Beverley as well as the Westwood Pastures.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Accessed off North Bar Within and having both front and rear entrance doors, the front having fabulous stained glass panels in keeping with the age of the property. Yorkstone floor, wainscot panelling, staircase to the first floor accommodation with storage cupboard under.

FIRST FLOOR

LANDING

A very interesting and fitting entrance to the living areas with three individual staircases leading off to the second floor accommodation.

DRAWING ROOM

20' x 13'1" (6.10m x 3.99m)

A well proportioned, light and bright room featuring three windows to the front elevation with built-in window seats and period shutters. Internal glass panelled window onto the landing. Attractive cast iron fireplace with painted surround houses a living flame gas fire. Wainscot panelling and archway through to the dining room.

DINING ROOM

15'1" x 13'1" (4.60m x 3.99m)

Allowing flexibility of use, two windows to the front elevation with window seats and period shutters, cast iron fireplace with painted fire surround housing a gas living flame fire. Shelved cupboard to one alcove and plate rack.

STUDY / SITTING ROOM

13'1" x 10'6" (3.99m x 3.20m)

Attractive cast iron fireplace with painted surround housing a gas living flame fire and slate hearth. Built-in cupboards including a "wig cupboard".

LOBBY

With storeroom and built-in cupboard.

BREAKFAST KITCHEN

18'3" x 15'1" (5.56m x 4.60m)

An attractive kitchen with a range of wall and base storage units with solid wood fronts and granite worksurfaces. Four ring electric hob with extractor over and further two ring gas hob. Pull out larder cupboard with carousel storage, inset 1 1/2 bowl sink and drainer. Integrated dishwasher, double oven, microwave, wine fridge, fridge and fridge freezer. Beautiful tiled splashbacks, cast iron fireplace with painted surround, and double timber glass panelled doors opening into the garden room.

UTILITY ROOM

A compact utility room with Belfast sink, recently fitted modern gas boiler, hot water cylinder, space and plumbing for automatic washing machine.

GARDEN ROOM

15'9" x 10'2" (4.80m x 3.10m)

A most attractive room with glazed windows to two aspects and overlooking the westerly facing garden. Electric blinds to ceiling and double timber glass panelled doors opening out onto a balcony.

BEDROOM 1

15'1" x 15'4" (4.60m x 4.67m)

Extensively fitted with a range of built-in wardrobes, drawer units and matching dresser, painted cast iron fireplace and windows to two aspects.

BATHROOM ADJACENT

13'9" x 8'10" (4.19m x 2.69m)

A stunning bathroom with a five piece suite comprising centrally placed roll top bath with clawed feet, low level WC, bidet, pedestal hand wash basin and large shower in enclosure. Cast iron fireplace and window to the side elevation.

SECOND FLOOR

BEDROOM 2

18' x 9'11" (5.49m x 3.02m)

A range of fitted furniture including desk/workstation and window to the front elevation. Further window providing borrowed light onto the landing.

BEDROOM 3

11'10" x 9'10" (3.61m x 3.00m)

Fitted wardrobe and drawer units, Jack & Jill door opening into the bathroom, window to the front elevation.

BATHROOM

6'7" x 6'7" (2.01m x 2.01m)

Fitted with a three piece suite comprising corner shower enclosure, hand wash basin and low level WC, and heated towel rail.

BEDROOM 4

15'11" x 11'8" (4.85m x 3.56m)

A dual aspect room creating a light and bright feel and with fitted furniture including built-in dresser, and walk-in wardrobe to the rear which has hanging space and is shelved out for storage.

DRESSING ROOM

9'6" x 7'11" (2.90m x 2.41m)

A range of fitted wardrobes and separate dresser unit.

BEDROOM 5

11'10" x 11'2" (3.61m x 3.40m)

A range of fitted furniture including drawer units in dresser, and window to the side elevation.

BATHROOM ADJACENT

14'1" x 10'10" (4.29m x 3.30m)

A beautifully appointed room with built-in vanity furniture and incorporating a five piece suite including bath with shower attachment, WC, bidet, hand wash basin and separate shower enclosure. Underfloor heating, tiled floor and heated towel rail.

OUTSIDE

The rear garden is surprisingly large for a property in the centre of Beverley. Having a westerly aspect, there is extensive parking to the rear which is accessed through an electric sliding gate. The garden is relatively private with a patio area adjacent to the rear of the house which opens onto an area of lawn. Within the garden there is a summerhouse and a shed for storage.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

TENURE

We believe the tenure of the property to be Leasehold with the balance of a 999 year lease (this will 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.

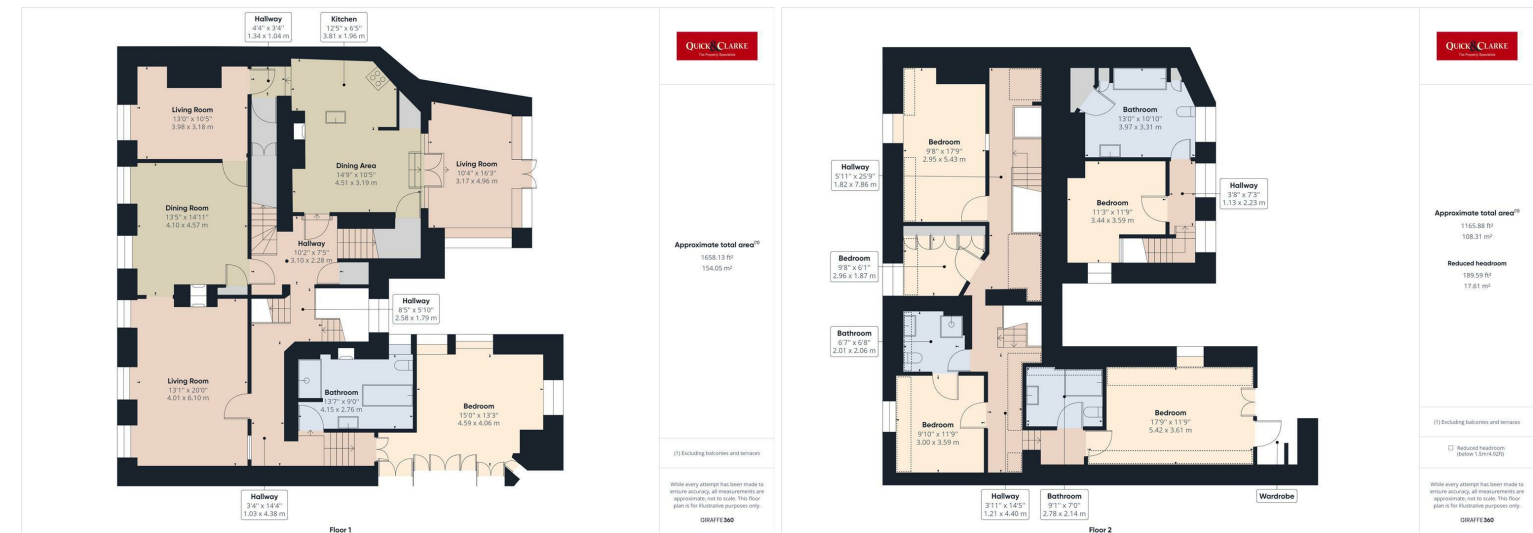
FINANCIAL SERVICES

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.



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.