



QUICK & CLARKE
The Property Specialists

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Osborne House, 31 North Bar Without, Beverley HU17 7AG
£899,950

- Incredible Grade II listed residence dating back to the late 1700s
- Unbeatable location
- Short walk to town and Beverley Westwood
- Approximately 2,500 square feet
- 3 reception rooms and modern kitchen
- Stunning master suite, guest bedroom & en-suite
- 3 further bedrooms
- 2 staircases
- Westerly facing rear garden
- EPC Rating: E

An iconic Beverley house, located in the heart of one of this market town's most sought after residential areas, being only a short walk to the medieval Bar and extensive town centre amenities as well as the delightful open pastures of Beverley Westwood.

Osborne House is a beautiful Grade II listed building, parts of which are believed to date as far back as the 1700s with later, yet still historic additions.

This double fronted residence extends to approximately 2,500 square feet offering wonderfully versatile accommodation having three reception rooms and modern kitchen, stunning master bedroom suite, guest bedroom with en-suite and three further bedrooms along with family bathroom.

The enclosed rear garden is a delight, benefitting from a Westerly aspect.

Osborne House is quite simply stunning and in the agent's opinion one of the finest properties currently available on the market in the East Riding.

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.

GROUND FLOOR

ENTRANCE HALL

Feature galleried staircase, ceiling cornice and radiator.

CLOAKROOM

Low level w.c., wash basin with cupboard below, tiled floor and walls.

LIVING ROOM

14'9" x 13'9" (4.50m x 4.19m)
Painted timber fireplace with cast iron inset and log burner fitted with tile hearth, ceiling cornice, ornate ceiling rose, sash bay windows and radiator.

SITTING ROOM

14'10" x 12' (4.52m x 3.66m)
Timber effect laminate floor, feature period slate fireplace with cast iron inset, tile hearth and open fire, ceiling cornice and ceiling rose, sash bay windows and radiator.

CELLAR

10'2" x 8'3" (3.10m x 2.51m)
Light and power laid on.

DINING ROOM

15'4" x 12' (4.67m x 3.66m)
Timber effect laminate floor with feature brick fireplace and log burner fitted, ceiling cornice, ceiling rose and radiator.

KITCHEN

17' x 11'9" (5.18m x 3.58m)
Modern units with marble effect work surfaces incorporating an electric oven with microwave, ceramic hob and extractor canopy over, single drainer sink unit, tile floor, staircase to guest bedroom, down lighters, French doors to garden and vertical radiator.

FIRST FLOOR

LANDING

Sash window, radiator and walk-in store.

MASTER BEDROOM SUITE:

BEDROOM

17'4" x 15' (5.28m x 4.57m)
Bay sash window, painted slate fireplace with cast iron inset and store hearth, ceiling cornice, ceiling rose and two radiators.

DRESSING ROOM

12' x 10'4" (3.66m x 3.15m)
A range of fitted wardrobes, timber effect laminate floor and radiator.

EN-SUITE BATHROOM

12'3" x 7'5" (3.73m x 2.26m)
Tiled-in bath, cantilevered w.c. with concealed cistern, contemporary wash basin, tile floor, half tiled walls, secondary glazed sash window and radiator.

GUEST BEDROOM

12' x 11' (3.66m x 3.35m)
Secondary glazed sash window and radiator.

EN-SUITE SHOWER ROOM

12'6" x 6' (3.81m x 1.83m)
Shower in corner cubicle, pedestal wash basin and low level w.c., tiled floor, secondary glazed sash window and radiator.

BEDROOM 3

15' x 12'7" (4.57m x 3.84m)
Marble fireplace with cast iron inset and slate hearth, built-in fireside cupboard, sash bay window, ceiling cornice and radiator.

FAMILY BATHROOM

Tiled-in bath, shower in separate cubicle, pedestal wash basin and low level w.c., secondary glazed window and radiator.

LINEN STORE

Built-in cupboards, gas fired central heating boiler, timber effect laminate floor and radiator.

SECOND FLOOR

LANDING

BEDROOM 4

17' x 12' (5.18m x 3.66m)
Cast iron fireplace with stone hearth, fireside cupboard, dormer window and radiator.

BEDROOM 5

13' x 12' (3.96m x 3.66m)
Cast iron fireplace, stone hearth, dormer window to front and rear, and double radiator.

OUTSIDE

To the rear of the property is an absolutely delightful walled garden benefitting from a Westerly aspect and having separate pedestrian access from Seven Corners Lane. The garden is beautifully presented with a brick and stone paved seating area overlooking the lawned garden with particularly well stocked, mature beds and incorporating a stone water feature.

GARDEN STORE

10' x 9' (3.05m x 2.74m)
Light and power laid on.

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 secondary glazing to some windows.

TENURE

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

COUNCIL TAX

The Council Tax Band for this property is and G.

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 the 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, 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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