



**QUICK & CLARKE**  
The Property Specialists

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**6 North Bar Without, Beverley HU17 7AA**  
**£380,000**

- Grade II Listed
- Characterful Period property
- Three bedrooms/Two bathrooms
- Two reception rooms
- Central Beverley location
- Fabulous lock up & leave
- Easy to maintain courtyard garden
- Viewing highly recommended
- EPC - awaited

A fabulous Grade II Listed Period townhouse situated in an ideal position close to the town centre. One of Beverley's most iconic and interesting buildings, the quirky and characterful accommodation is arranged over three floors and is surprisingly generous given the property's modest frontage. In a superb position looking down York Road to Beverley's Westwood, the property will appeal to anyone who wants a significant and historic property close to the amenities of the town centre.

#### LOCATION

The property is located in one of the most distinctive buildings in the historic Georgian Quarter of Beverley. Situated at the junction of York Road and North Bar Without, the property is in a superb position to access the amenities of the town centre and the Westwood, which lies within sight of the property.

#### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

With a distinctive timber front door with stained glass panel, attractive Victorian tiled flooring with further internal timber glass panelled door leading into the entrance hall, which has travertine tiled floor and storage cupboard.

##### LIVING ROOM

13'7 x 11'5 (4.14m x 3.48m)

An attractive room with a superb view down York Road to the front, white ornate fireplace housing open grate fire and tiled hearth, part wood panelled walls and ornate cornice work to ceiling.

##### DOWNSTAIRS CLOAKROOM

Two piece sanitary suite comprising wall hung hand wash basin and close coupled WC, a continuation of the travertine tiled floor.

#### DINING ROOM

14'10 x 10' (4.52m x 3.05m)

A characterful room with an arched doorway from the entrance hall, a continuation of the travertine tiled floor, window to the rear elevation, storage cupboard in the alcove and stairs to the first floor accommodation.

#### KITCHEN

11'6 x 8'2 (3.51m x 2.49m)

Wall and base storage units with cream fronts, wood butchers block worksurfaces and ceramic tiled splashbacks. Stainless steel 1 1/2 bowl sink and drainer, four ring gas hob with extractor over and integrated oven. Travertine tiled floor, window to the side elevation and timber door opening onto the rear garden.

#### UTILITY AREA

6'11 x 3'9 (2.11m x 1.14m)

Space and plumbing for washing machine.

#### GARDEN ROOM

12'3 x 11'6 (3.73m x 3.51m)

A further reception room with French doors opening out onto the rear garden and window to the side elevation. Travertine tiled and laminate floor, two built-in cupboards.

#### FIRST FLOOR

##### LANDING

Cupboard and window to the rear elevation.

##### BEDROOM 1

15'11 x 14'8 (4.85m x 4.47m)

A light and bright room with bay window having built-in seat and further window to the side. Two sets of cupboards in alcoves either side of the chimney breast.

##### EN-SUITE BATHROOM

Three piece sanitary suite comprising panelled bath with shower over, vanity hand wash basin and back to the unit WC, chrome heated towel rail.

##### BEDROOM 2

9' x 8'9 (2.74m x 2.67m)

Window to the rear elevation, storage cupboard and hand wash basin.

#### SECOND FLOOR

##### LANDING

Cupboard and window to the rear elevation.

#### BEDROOM 3

14'9 x 12'4 (4.50m x 3.76m)

Built-in cupboard, laminate flooring and window to the front elevation with ornate glass panel.

#### BATHROOM

11'3 x 8'10 (3.43m x 2.69m)

Three piece sanitary suite comprising corner bath with built-in seat, pedestal wash hand basin and close coupled WC. Skylight and built-in cupboard.

#### OUTSIDE

The property fronts onto the pavement in keeping with its period. The rear garden is easy to maintain and is laid under Yorkstone pavers. A double timber gate provides access onto Wylies Road.

#### 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 Freehold (this will be confirmed by the vendor's solicitor).

#### COUNCIL TAX

We believe the Council Tax Band for this property is Band E.

#### 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](mailto: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.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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. Made with Metropix 02022