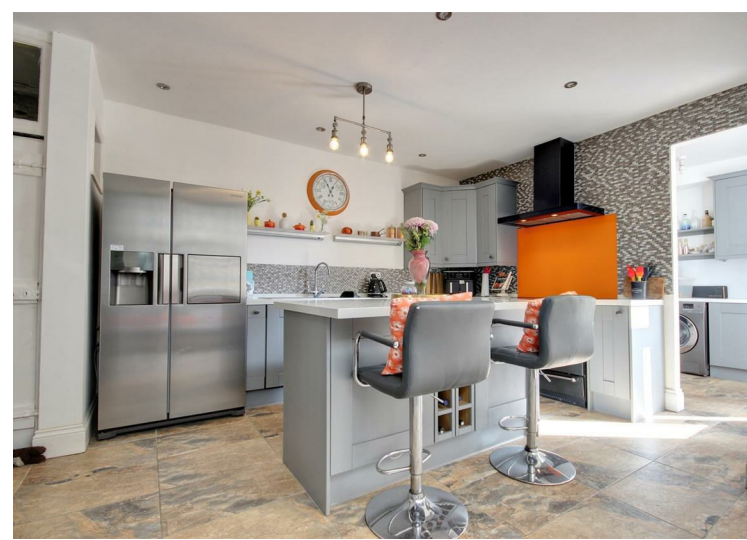




QUICK & CLARKE
The Property Specialists

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26 Railway Street, Beverley HU17 0DX
£495,000

- Stunning period house
- 4/5 bedrooms
- 3 reception rooms
- Great flexibility of layout
- Close to the railway station and Wednesday market
- Extremely characterful property
- South facing courtyard garden
- Council tax band D
- EPC rating D

The epitome of charm and convenience, this characterful period townhouse is nestled in the heart of the town centre. Boasting a location in close proximity to the railway station and Wednesday Market, this elegant home is the very essence of town centre living with the majority of amenities accessible on foot.

With a meticulously enhanced interior which is highlighted by the stunning kitchen extension, the property is spread over three floors and provides fabulous flexibility of living space. Currently enjoying the luxury of a first floor sitting room, the property could offer up to five bedrooms and also has an easy to maintain and southerly facing private urban garden to the rear.

LOCATION

Railway Street runs between New Walkergate and down to Trinity Lane opposite the railway station. The house is situated on the south side of the street and as such has an ideal aspect to the rear of the property, the rooms having a light and bright ambience. This central location is ideal for anyone wanting to use Beverley railway station and the property lies close to Wednesday Market which is the start of the pedestrianised area where the majority of the shops and restaurants are found within Beverley town centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR ENTRANCE HALL

Timber front door with ornate glass panel above, wood style floor covering which flows through into the living room and the dining room, radiator under ornate radiator cover and stairs to the first floor.

DINING ROOM

11'9 x 13' (3.58m x 3.96m)
Window to the front elevation with original period shutters. The focal point of the room is an open fire set in a wood surround with tiled insert and slate hearth. A wide archway with double timber glass panel sliding doors leads into the dining room.

LIVING ROOM

13' x 12'1 (3.96m x 3.68m)
Wood burning stove set in fireplace with timber surround and cupboards in the alcove to one side. Further cupboard under the stairs.

OPEN PLAN LIVING DINING KITCHEN

16'6 x 10'8 plus living area (5.03m x 3.25m plus living area)
This area of the house has been recently remodelled with the addition of a superb extension to create a living area attached to the kitchen. The living area has a large skylight and the addition of French doors opening onto the garden which create a feeling of light and space into the room. In addition there is an internal window throwing borrowed light into the living room, along with a contemporary styled wall-mounted radiator.

The kitchen offers a good range of wall and base storage units with grey fronts, contrasting quartz worksurfaces and matching centre island. Tiled splashbacks and coloured glass panel behind the five ring gas range which has integrated ovens, extractor above, 1 1/2 bowl sink and drainer and integrated dishwasher. Door providing access into the side passage which is a very interesting feature of this property. The side passage has a door at the external front of the property adjacent to the front door and is currently used as storage only.

UTILITY ROOM

8'2 x 7'1 (2.49m x 2.16m)
Wall and base storage units to match those in the kitchen, space and plumbing for washing machine. A glass panelled door provides access onto the rear garden.

DOWNSTAIRS CLOAKROOM

7'2 x 4'11 (2.18m x 1.50m)
Two piece sanitary suite comprising vanity wash basin and low level WC, partially wood panelled walls and porcelain tiled floor.

FIRST FLOOR LANDING

Cupboard housing the modern Worcester Bosch boiler and shelved out for storage.

FIRST FLOOR SITTING ROOM / BEDROOM 2

19'4 x 11'11 (5.89m x 3.63m)
A beautifully proportioned room used by the current owner as a luxurious first floor sitting room, but could equally be used as a large bedroom. Two windows to the front elevation and an open grate fire set in a Victorian fireplace with marble back and slate hearth.

BEDROOM 3

13'7 x 12' (4.14m x 3.66m)
Decorative fireplace and cupboard in an alcove to one side, window to the rear elevation.

BEDROOM 4

7'6 x 13'3 (2.29m x 4.04m)
Window to the side elevation.

BATHROOM

Four piece sanitary suite comprising low level WC, walk-in shower enclosure, panelled bath and pedestal wash basin. Partially tiled walls, dual aspect with windows to both side and rear.

SECOND FLOOR

The second floor has been given over to create a superb master suite comprising bedroom, dressing room and shower room. The space could just as easily be used as two bedrooms and the shower room.

LANDING

Access to the loftspace which has been boarded in the past and could potentially be converted to create even further living space.

PRINCIPAL BEDROOM

13'11 x 12' (4.24m x 3.66m)
Window to the rear elevation with superb views across the rooftops to the Minster.

DRESSING ROOM / BEDROOM 5

11'11 x 11'2 (3.63m x 3.40m)
Decorative fireplace and window to the front elevation.

SHOWER ROOM

11'11 x 8'7 (3.63m x 2.62m)
Vanity unit providing impressive storage and semi-recessed wash basin, corner shower enclosure, low level WC and window to the front elevation.

OUTSIDE

The property fronts onto the pavement in keeping with the age and character of the house. The rear garden is southerly facing and compact. A true urban garden, it has a good level of privacy and benefits from a porcelain tiled patio area adjacent to the kitchen/living room with a further decked seating area immediately behind the property. A gate provides access onto Trinity Lane and this right of way is used by this and neighbouring properties for the storage of bins.

Parking is on-road parking with a residents' permit which is available through the East Riding Council. The permits give

residents exemption from a particular parking restriction nearby to where they live. The permits are available at a cost of £35 per year for the first permit and £110 per year for the second.

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).

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



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 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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