



51 North Bar Without, Beverley HU17 7AG
£995,000

- Outstanding Grade II Listed building
- Over 3,400 square feet
- Requires refurbishment
- Huge rear garden
- Private car parking and garage
- Four bedrooms
- Three receptions
- Close to town centre
- Highly sought after location
- Council tax band G. EPC rating E.

A substantial historic residence, listed for its architectural quality, located on one of Beverley's most picturesque and sought after streets leading towards the Medieval North Bar and only a very short walk to the extensive facilities that this Georgian market town has to offer.

The property extends to in excess of 3,400 square feet offering four bedrooms with three reception rooms and is in need of a program of refurbishment which is reflected in the asking price.

No.51 North Bar Without stands on an extremely large plot with super rear gardens having pedestrian access to Seven Corners Lane, along with the huge advantage of vehicular access, garaging and parking accessed at the side of the residence.

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.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With terrazzo tiled floor, staircase to first floor, ceiling corning and radiator.

WC

7' x 5'4 (2.13m x 1.63m)
Low level WC and wash basin.

LIVING ROOM

20' x 17' (6.10m x 5.18m)
Marble fireplace, ornate cornice, sash bay window and two radiators.

DINING ROOM

20' x 15' (6.10m x 4.57m)
Ornate fireplace with open fire standing on a stone hearth, ceiling cornice, two sash windows and two radiators.

SNUG

12'8 x 11'2 (3.86m x 3.40m)
Built-in fireside cupboards, sash window and radiator.

KITCHEN DINER

26' x 11'10 (7.92m x 3.61m)
Fitted base units along with a fitted bench seating area, stainless steel single drainer sink unit and corner window overlooking the rear. Open to:

UTILITY AREA

7'6 x 5'4 (2.29m x 1.63m)
Plumbing for automatic washing machine.

PANTRY

8'6 x 4'10 (2.59m x 1.47m)
Fitted shelves.

SHOWER ROOM

8'2 x 7'2 (2.49m x 2.18m)
Modern shower with glazed screen and wash basin along with double radiator.

REAR LOBBY

Sash window and door to outside.

FIRST FLOOR LANDING

Sash window and radiator.

BEDROOM 1

19'9 x 16'10 (6.02m x 5.13m)
With a range of fitted wardrobes, ceiling cornice, sash bay window and two radiators.

BEDROOM 2

19'10 x 15' (6.05m x 4.57m)
Ceiling cornice, picture rail, two sash windows and two radiators.

BEDROOM 3

19'10 x 12'8 (6.05m x 3.86m)
Fitted fireside wardrobes, ceiling cornice, sash window and radiator.

BATHROOM

11'9 x 11'4 (3.58m x 3.45m)
Panelled bath with shower over, wash basin and low level WC, two sash windows and radiator.

SECOND FLOOR LANDING

BEDROOM 4

19'3 x 12'9 (5.87m x 3.89m)
Sash dormer window and radiator.

BATHROOM

15'7 x 9' (4.75m x 2.74m)
Panelled bath, wash basin and low level WC, wash window and radiator. Access to:

ATTIC STORE

33' x 20'6 (10.06m x 6.25m)
With radiator fitted.

OUTSIDE

The property benefits from vehicular access to the side of the house with double gates leading to a gravelled parking and driveway area.

The grounds to the rear are extensive with lawned gardens and mature trees, as well as a good sized vegetable plot, the whole of which can be reached via a rear pedestrian access from Seven Corners Lane.

There are two brick and tile outbuildings one of which houses the gas fired central heating boilers and the other providing storage facilities.

GARAGE

15'5 x 15' (4.70m x 4.57m)
Double opening doors.

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



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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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.