



**North Bar Without, Beverley, HU17 7AB**



**Welcome to**

**North Bar Without, Beverley**

Three-storey Grade II Listed traditional home situated in this sought-after North Bar Without location within a stone's throw of all of Beverley's central amenities.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## Entrance Porch

Access via a panelled entrance door with window over, and has an attractive flagstone floor.

## Entrance Hall

Access via entrance door. Has wall-light point and is an open design to the dining room.

## Dining Room

13' 9" incl.stairs x 12' ( 4.19m incl.stairs x 3.66m )

Sash-styled window to rear aspect and feature cast iron range by King and Company of Hull, set within a brick recess and chimney breast with tiled hearth. There is an understairs storage cupboard, radiator, and stairs to the first floor.

## Lounge

12' 9" x 11' 8" into recess ( 3.89m x 3.56m into recess )

Sash-style window to the front aspect. Fireplace with stone insert and open flue, tiled hearth and arched finished alcoves, one of which contains a low-level storage cupboard and shelves over. Radiator.

## Kitchen

14' 8" x 4' 6" ( 4.47m x 1.37m )

Windows to the rear elevation with glazed French doors giving access to rear garden. Range of base units with solid wood work surfacing, tile splash surrounds, and electric hob with hood over, and an electric built-in oven. Plumbing for dishwasher, a radiator, and concealed gas central heating boiler.

## First Floor Landing

Sash window to rear aspect, radiator, and stairs to the second floor.

## Bedroom 1

12' 3" x 11' 6" into recess ( 3.73m x 3.51m into recess )

Sash window to the front aspect. Attractive cast iron fireplace with insert feature and radiator.

## Bathroom

8' 1" x 8' ( 2.46m x 2.44m )

Sash window to the rear aspect, part-tiled walls, free-stained claw and ball bath, shower cubicle and high level WC. Pedestal wash hand basin, extractor fan, heated towel radiator, and understairs storage cupboard.

## Second Floor Landing

## Bedroom 2

12' 8" x 12' 8" ( 3.86m x 3.86m )

Sash style window to the front aspect. Fireplace with cast iron insert, wall light points and radiator.

## Bedroom 3

13' 3" x 6' 9" restricted head height ( 4.04m x 2.06m restricted head height )

Double-glazed skylight windows to both front and rear aspects. Radiator and wall light points

## Outside

To the rear of the property is an attractive, enclosed and private garden with paved area leading to a lawn with gravel borders and established rose bushes. There is a further tiled seating area to the rear boundary and walled surrounds.

## Agent's Note

It should be noted that the property is a Grade II Listed building, and also that the property is subject to a flying freehold.

Please contact the agents in respect to the flying freehold.

# Welcome to

## North Bar Without, Beverley

- Grade II Listed three-storey property
- Providing three-bedroom accommodation
- Enclosed and secluded rear garden
- Within sight of the North Bar and Beverley's amenities
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Tenure: Freehold EPC Rating: E

offers in the region of

# £425,000



Please note the marker reflects the postcode not the actual property

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BEV106627 - 0006

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