



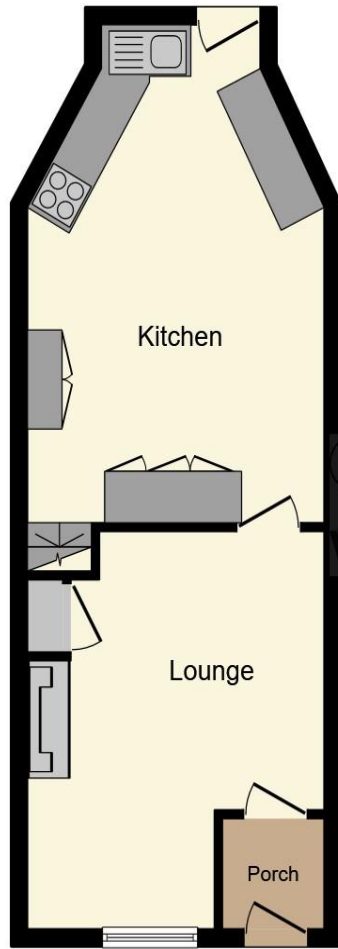
North Bar Without, Beverley, HU17 7AB

Welcome to

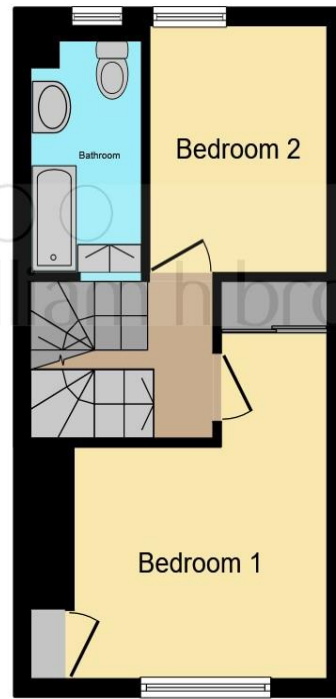
North Bar Without, Beverley

Superb Grade II Listed period property with charming character features throughout in this highly desirable conservation area, and boasting easy access to all of the historic market town of Beverley's amenities.

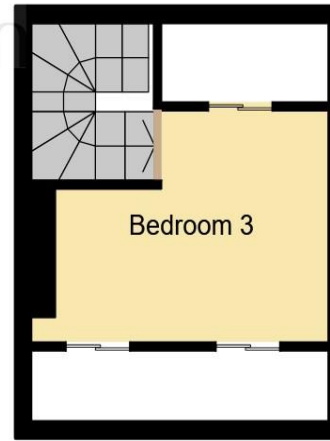




Ground Floor



First Floor



Second Floor

Location

North Bar Without is within strolling distance of North Bar and Beverley's historic shopping areas, attractive cafes and restaurants and popular public houses within the Saturday Market and Toll Gavel areas.

Entrance Hall

Lounge

15' 3" max x 11' 3" into recess (4.65m max x 3.43m into recess)

Dining-Kitchen

19' 5" max x 12' 7" narrowing to 7' 2" (5.92m max x 3.84m narrowing to 2.18m)

First-Floor Landing

Bedroom 1

10' 3" x 9' 3" into door entrance area (3.12m x 2.82m into door entrance area)

Bedroom 2

9' 2" x 7' 2" (2.79m x 2.18m)

Bathroom

Second-Floor Landing

Bedroom 3

12' 2" restricted head height x 10' 8" + recess (3.71m restricted head height x 3.25m + recess)

Outside

To the rear of the property is a private paved courtyard-style garden with wall surrounds proving privacy and seclusion. Rear pedestrian access.

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

Welcome to

North Bar Without, Beverley

- Three-storey period property
- Grade II Listed
- Conservation area
- Enclosed rear garden
- Highly sought-after Beverley location, within striking distance of Beverley's amenities

Tenure: Freehold EPC Rating: Exempt

£325,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BEV106424](https://www.williamhbrown.co.uk/Property/BEV106424)



Property Ref:
BEV106424 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 880488



Beverley@williamhbrown.co.uk



5A North Bar Within, BEVERLEY, East Yorkshire,
HU17 8AP



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)