



North Bar Without, Beverley
East Riding of
Yorkshire **HU17 7AC**
Offers In The Region Of £775,000

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EXCLUSIVE



North Bar Without, Beverley, East Riding of Yorkshire, HU17 7AG

Offers In The Region Of £775,000

This distinguished Grade Two Listed Georgian double-fronted home stands proudly on its plot in the highly sought-after North Bar Without area of Beverley. Perfectly positioned for the best of both town and country living, it offers the picturesque Beverley Westwood in one direction and the vibrant town centre in the other, both just a short stroll away.

Steeped in character and charm, this elegant period home seamlessly blends timeless features with modern comforts, making it ideal for family living. Spanning three floors, the impressive accommodation briefly comprises: a welcoming entrance hall, three spacious reception rooms, a stylish modern kitchen, and a WC on the ground floor. The first floor hosts a luxurious master suite with a dressing room and en-suite bathroom, alongside a guest bedroom with ensuite, two further double bedrooms and a well-appointed family bathroom. The second floor offers two additional bedrooms, providing ample space for family and guests.

To the rear, a private walled garden offers the perfect balance of tranquillity and practicality—an inviting space to enjoy with family and friends without the burden of extensive upkeep. Internal viewings are highly recommended to fully appreciate the charm, space, and superb location of this exceptional home.





Entrance Hall

Wooden front door with window over cornice and door to store room.

Lounge

Bay window to the front aspect, cornice, ceiling rose, open feature fireplace, radiator, TV point and power points.

Second Reception

Bay window, cornice, feature fireplace with fuel burner, radiator and power points.

Dining Room

Window to the side aspect, cornice, feature fireplace with wood burning stove, radiator and power points.

Toilet

Tiled walls, low flush WC, wash hand basin with vanity unit and extractor fan.

Store Room/Utility Room

Window to the side aspect, space for dryer and freezer as well as storage.

Kitchen

Window to the side aspect, French doors onto garden, stairs leading to guest room, power points, range of wall and base units with roll top work surfaces, integrated dishwasher, integrated washing machine, integrated microwave, sink and drainer unit, integrated fridge, electric oven, electric hob and radiator.



First Floor Landing

Window to the rear aspect, stairs to second floor, cloakroom cupboard with radiator and window to the side aspect and laundry room with boiler, fitted cupboards and radiator.

Family Bathroom

Window to the rear aspect, part tiled walls, panel enclosed bath with taps, shower cubicle with electric shower, low flush WC, wash hand basin with pedestal and radiator.

Master Bedroom

Bay windows to the front aspect, cornice, ceiling rose, feature fireplace, radiators and power points.

En Suite Bathroom

Window to the side aspect, tiled flooring, panel enclosed bath with mixer taps, low flush WC, wall mounted wash hand basin and radiator.

Dressing Room

Fitted wardrobes, radiator and power points.

Bedroom Two

Bay window to the front aspect, feature fireplace, fitted cupboard, radiator and power points.



Guest Bedroom

Window to the side aspect, loft access, radiator, power points and staircase to the kitchen.

En Suite

Window to the side aspect, tiled walls, tiled flooring, fully tiled electric shower cubicle, low flush WC, wash hand basin with pedestal and radiator.

Second Floor Landing

Window to the side aspect.

Bedroom Four

Windows to the front and rear aspects, ornate feature fireplace, radiator, telephone point and power points.

Bedroom Five

Window to the front aspect, fitted cupboard, ornate feature fireplace, radiator and power points.

Garden

Lawn with plant and shrub borders, side access, large brick built store, patio area, outside tap and outside lighting.

Parking

On street residents permit parking.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Osbourne House, North Bar Within, HU17

Approximate Gross Internal Floor Area = 258.4 sq m / 2781 sq ft

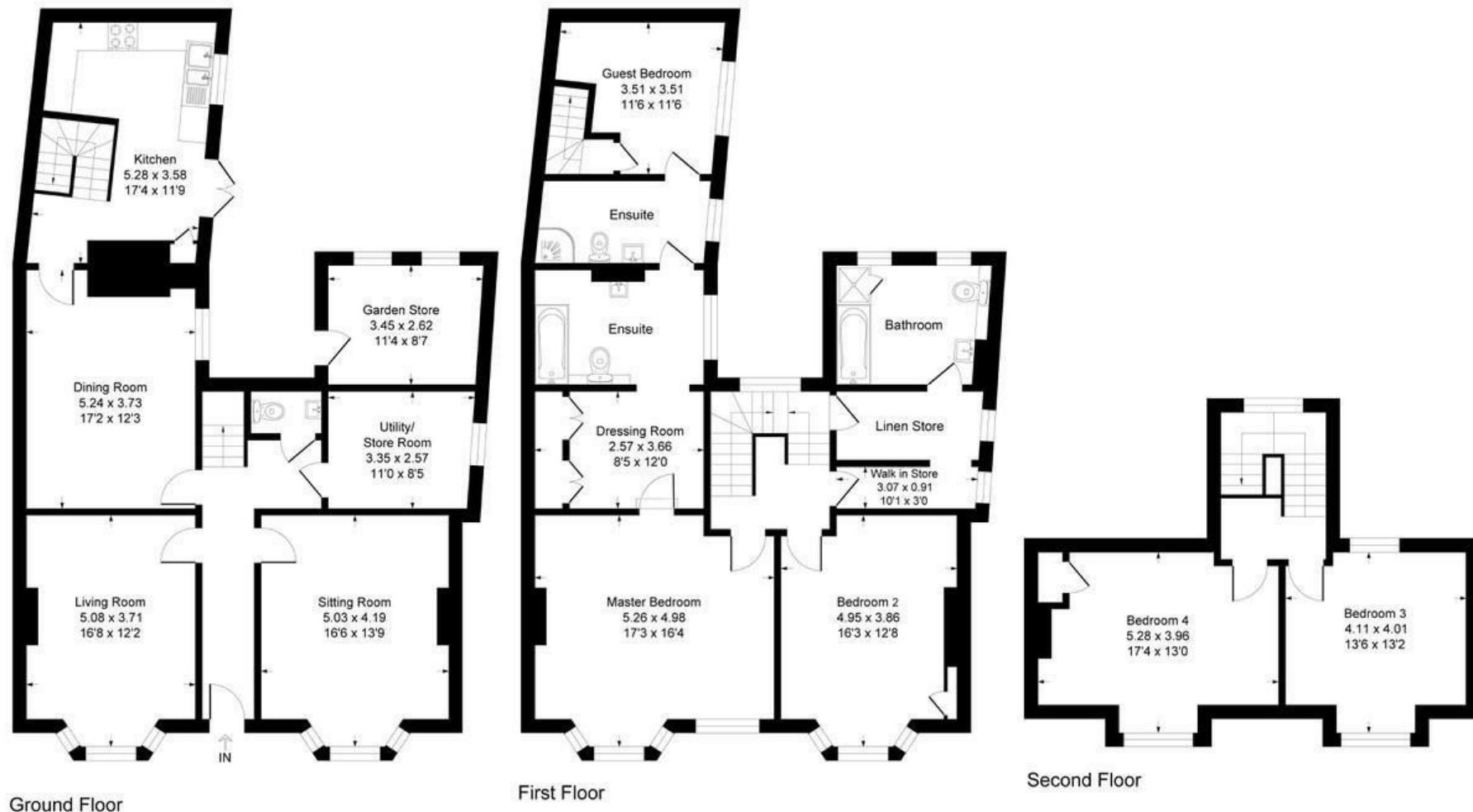


Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01482 861411 | Website: www.hunters.com

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