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grays



2 Norton Street, Beverley, HU17 8JT

£285,000

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2 Norton Street

Beverley, HU17 8JT

- TRADITIONAL TERRACED HOME WITH THREE BEDROOMS
- PRIVATE STREET PARKING
- GROUND FLOOR EXTENSION
- EXCELLENT CENTRAL POSITION CLOSE TO TOWN CENTRE
- LOFT CONVERSION
- TRADITIONAL FEATURES

Norton Street, Beverley

Occupying an excellent central position close to Beverley town centre, this traditional terraced home has been thoughtfully extended and improved to offer superb accommodation over three floors, blending traditional character with modern family living.

The property retains a wealth of traditional features throughout, including stripped wood floors that run through much of the accommodation together with tiled flooring. Both the lounge and dining room benefit from their own fireplaces, giving each reception room genuine character and a cosy focal point. A ground floor extension has increased the living space further, making this a home that works well for growing families or those who love to entertain.

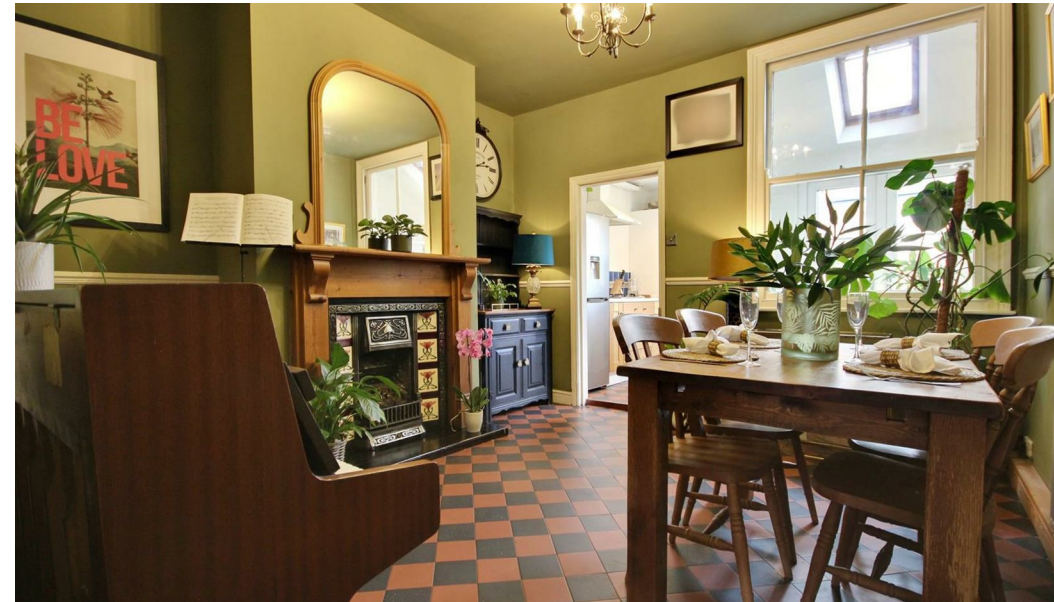
Upstairs, a loft conversion has created a third bedroom with lovely Velux sky light windows accessed via it's own staircase. The superb principal bedroom comes complete with an ensuite bathroom, offering a private retreat away from the other two bedrooms. The second bedroom is positioned at the front of the home and is currently set up as a study. This home provides flexibility across three floors, perfect for family life, visiting guests or home working.

To the rear, a private yard with access gate offers a low maintenance outdoor space, while private street parking to the front adds valuable practical convenience, a true benefit for a home in such a central location.

Set in an excellent central position, this home is ideally placed for Beverley town centre, with its independent shops, cafes, bars and historic charm all close at hand. This is a beautifully extended traditional terraced home offering the perfect balance of period character and modern family accommodation, all within easy reach of the town centre.



£285,000



ACCOMMODATION COMPRISES

LOUNGE 12'0" x 11'10" (3.68m x 3.62m)
Composite entrance door with glass panels, stripped wood floor, pendant light fitting, front aspect uPVC sash window, cast iron fire place with a tiled hearth and wooden mantle piece.

DINING ROOM/RECEPTION 12'4" x 11'10" (3.76m x 3.62m)
Wooden door with traditional door knobs, tiled floor, rear aspect hardwood sash window, understairs cupboard, fireplace with tile inserts with tiled hearth and a wooden mantle piece.

KITCHEN 9'3" x 5'10" (2.84m x 1.78m)
Tiled floor, side aspect uPVC double glazed window, ceiling spotlights, space for a fridge freezer, a range of wall and base units, plumbing for a dishwasher, stainless steel drainer sink with mixer tap, integrated four ring gas hob, electric oven and extractor.

REAR PORCH 5'2" x 3'1" (1.60m x 0.96m)
uPVC French doors to the rear garden, tiled floor, Velux window and work tops.

BATHROOM 12'1" x 6'0" (3.70m x 1.83m)
Sliding pocket door, stripped wood floor, two pendant light fittings, side aspect uPVC double glazed window, low flush WC, shower cubicle with mixer shower, wash hand basin with mixer tap and plumbing for a washing machine.

STAIRCASE
With carpeted floor and wooden handrail.

PRINCIPAL BEDROOM 12'5" x 11'10" (3.80m x 3.61m)
Wooden door with traditional door knobs, stripped wood floor, pendant light fitting, rear aspect uPVC double glazed sash window, built in cupboard, cast iron fire place with tiled floor.

ENSUITE BATHROOM 9'2" x 5'9" (2.80m x 1.77m)
Wooden door with traditional knobs, tiled floor, chrome ceiling spotlights, side aspect uPVC double glazed privacy window, chrome towel radiator, extractor fan, bath with mixer shower over, pedestal wash hand basin, low flush WC and splash back tiling.



BEDROOM TWO

11'10" x 8'11" (3.63m x 2.74m)

Wood door with traditional knobs, stripped wood floor, pendant light fitting, front aspect uPVC sash window and a fire place with tiled hearth.

BEDROOM THREE (LOFT CONVERSION)

17'8" x 11'2" (5.40m x 3.42m)

Wood door with traditional knobs, wooden staircase, two pendant light fittings, two Velux windows, eaves storage and a wooden banister with spindles.

EXTERIOR

To front a private road with off street parking. To rear a concrete yard with wooden access gate

AGENTS NOTE

Boiler last serviced September 2025

COUNCIL TAX:

We understand the current Council Tax Band to be B

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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At Green & Green, we specialise in supporting homebuyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS DISCLAIMER :

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



Floor Plans



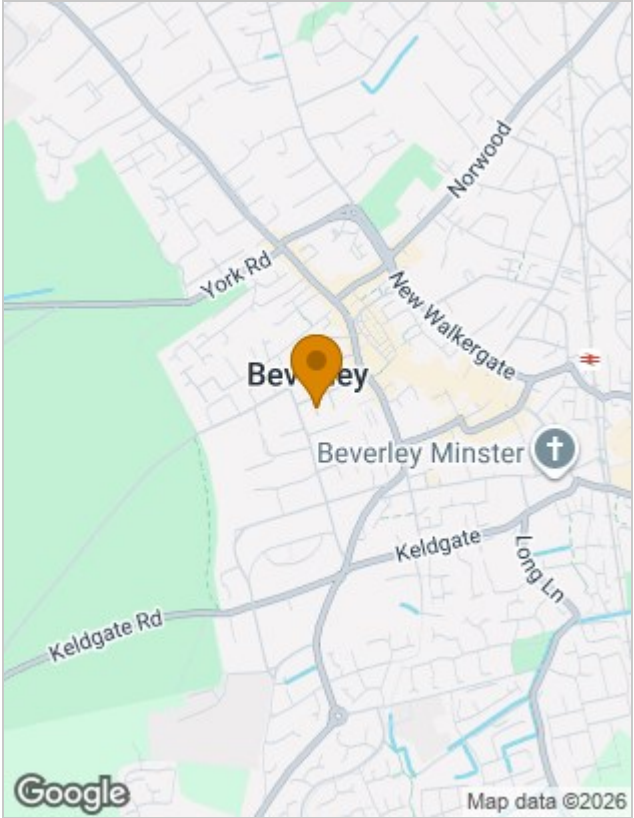
Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

