



27 North Bar Without, Beverley, East Yorkshire, HU17 7AG

## ELEGANT PERIOD TOWN HOUSE MOMENTS FROM BEVERLEY TOWN CENTRE



This beautifully restored period home sits just outside North Bar, only steps away from Beverley's charming town centre and the open green of the Westwood Pastures. Combining timeless character with modern comfort, the property offers generous living spaces across four floors. From the impressive entrance hall to the bright west-facing garden, every detail has been thoughtfully considered for stylish and practical living.

## From the Agent's Perspective

It's rare to find a home that blends history and contemporary living quite so effortlessly. This fine period town house has undergone an exceptional restoration, with great care taken to preserve its original character while introducing a fresh, modern feel.

The heart of the home is the stunning 33ft open-plan dining, living, and kitchen area—perfect for both everyday family life and entertaining friends. The bespoke kitchen is equipped with quality integrated appliances and opens through double doors onto the west-facing garden, ideal for enjoying sunny afternoons.

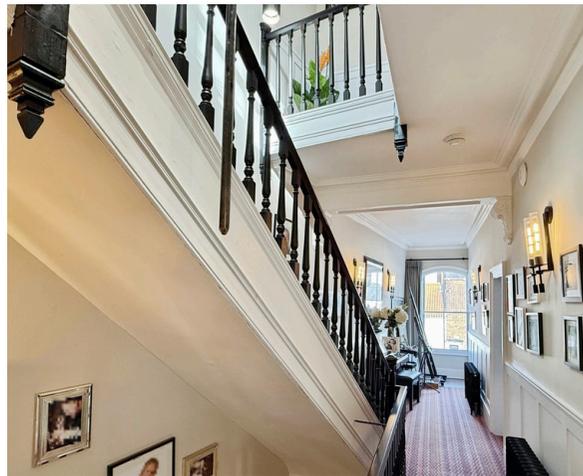
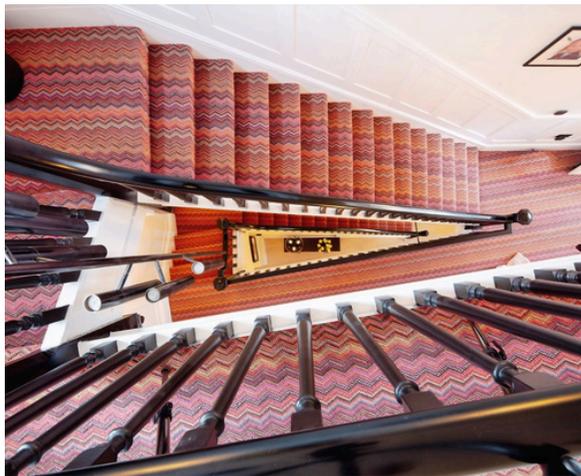
On the ground floor, you'll also find a welcoming rear sitting room, cloakroom/W.C., and access to a fully refurbished basement. The basement level is a pleasant surprise, providing a large utility room, a separate wine cellar and storage area. A dumbwaiter services all the floors, allowing easy movement of items throughout the house.





Upstairs, the first floor offers three double bedrooms, each with its own en-suite, while the spacious landing leads to a graceful staircase rising to the second floor. Here you'll find three further double bedrooms, a family bathroom, and a dressing room. The top floor could easily serve as a home office, games room, or cinema space—whatever suits your lifestyle.

Outside, the private rear garden includes a patio for outdoor dining and a lovely summerhouse, creating a wonderful space for relaxing or entertaining. Located in one of Beverley's most desirable areas, this home offers the best of period charm and modern living.



## Location

Beverley is an extremely popular Historic Market Town with a wide range of facilities and special attractions including the Minster, the Westwood and Beverley Racecourse. The town is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull. Boasting several good quality restaurants and bars and a private golf club situated on the Westwood. Beverley lies approximately ten miles to the north of the City of Hull and approximately thirty miles south-east of York and is ideally located for access to the coast and the motorway network. There is a train station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough.

## Tenure

The tenure of the property is freehold.



## Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band E.\*

## Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

## Disclaimer

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

## Viewings

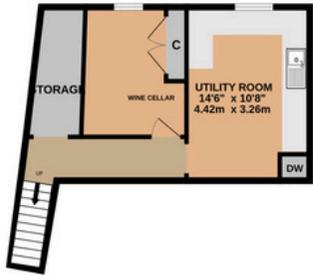
Strictly by appointment with the sole agents.

## Mortgages

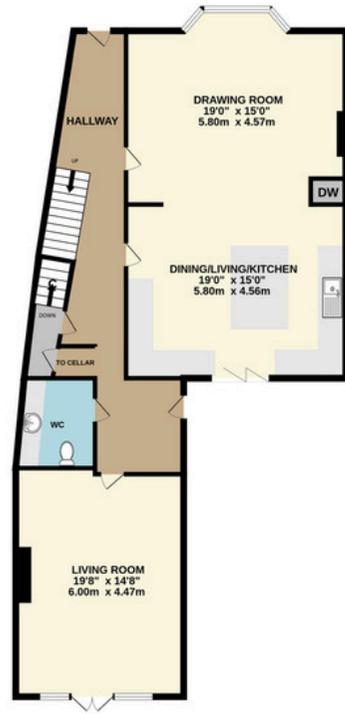
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.



CELLAR  
364 sq ft. (33.6 sq.m.) approx.



GROUND FLOOR  
1276 sq ft. (117.7 sq.m.) approx.



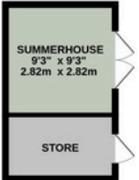
1ST FLOOR  
1228 sq ft. (113.7 sq.m.) approx.



2ND FLOOR  
836 sq ft. (77.0 sq.m.) approx.



OUTBUILDINGS  
143 sq ft. (13.3 sq.m.) approx.



### NORTH BAR WITHOUT, BEVERLEY

TOTAL FLOOR AREA : 3766 sq.ft. (349.9 sq.m.) approx.

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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To find out more or to arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

