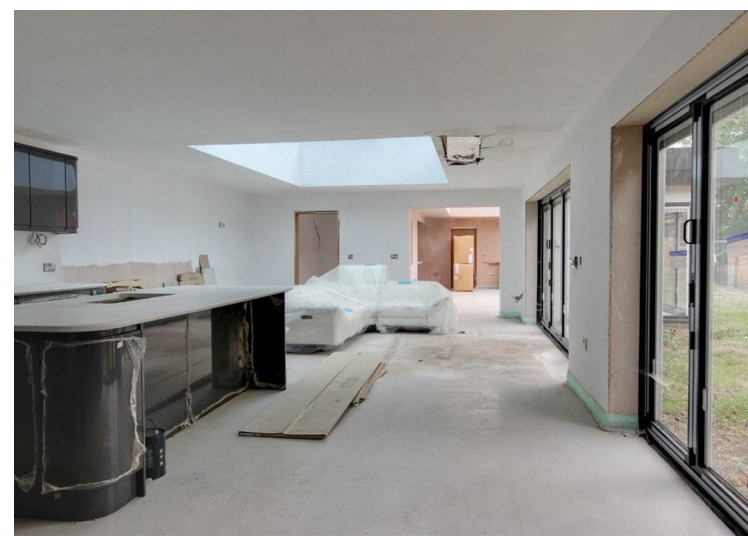


QUICK & CLARKE
The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
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50a North Bar Without, Beverley HU17 7AA
Asking price £400,000

- Contemporary open plan living
- 4 bedrooms all with en-suites
- Approx 2,800 sq ft
- Off street parking and double garage
- Repair & completion works required.
- Short walk to town centre
- Wonderful tucked away location
- Superb flexibility of accommodation
- EPC - awaited

Requiring completion but one of the most interesting and unique newly built properties to come onto the market in Beverley in recent years.

In a fantastic, private, tucked away location behind the period properties on North Bar Without, this fabulous contemporary build will not fail to impress.

Offering superb flexibility of accommodation with four double en-suite bedrooms, two to the ground floor and two to the first floor, the property has a fabulous open plan design to the living space with southerly facing windows overlooking the compact and easy to maintain garden.

Requiring some works to complete the project but which may also provide for the ability to adapt the specification to the new owner's requirements. The property benefits from off street parking and a double garage.

LOCATION

The property enjoys a fairly unique location being positioned behind the traditional properties on the north east side of North Bar Without and very close to the town centre. Accessed through a traditional carriage archway with double doors onto North Bar Without, this extremely private and tucked away position belies the proximity to the amenities of Beverley.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

13'9 x 11'9 (4.19m x 3.58m)

OPEN PLAN KITCHEN LOUNGE

32'9 x 17'8 (9.98m x 5.38m)

STUDY

15'8 x 8'10 (4.78m x 2.69m)

ORANGERY

26'10 x 17'6 (8.18m x 5.33m)

STORE

10'2 x 8'10 (3.10m x 2.69m)

UTILITY

10'2 x 8'2 (3.10m x 2.49m)

CLOAKROOM

8'2 x 3'11 (2.49m x 1.19m)

BEDROOM 1

15'5 x 13'5 (4.70m x 4.09m)

ENSUITE

11'5 x 7'3 (3.48m x 2.21m)

DRESSING ROOM

11'5 x 6'11 (3.48m x 2.11m)

BEDROOM 2

13'9 x 10'6 (4.19m x 3.20m)

ENSUITE

8'2 x 7'8 (2.49m x 2.34m)

FIRST FLOOR

LANDING

16'4 x 6'10 (4.98m x 2.08m)

BEDROOM 3

15'9 x 10'10 (4.80m x 3.30m)

ENSUITE

8'2 x 8' (2.49m x 2.44m)

BEDROOM 4

15'8 x 10'10 (4.78m x 3.30m)

ENSUITE

8'2 x 8' (2.49m x 2.44m)

EXTERNAL

GARAGE

18'4" x 18'0" (5.6 x 5.5)

SERVICES

Mains service need to be connected to the property - please call to discuss.

CENTRAL HEATING

The property currently does not have Central Heating albeit the property has been constructed with the provision for underfloor heating on the ground floor and radiators at the first floor. The current owner had planned to fit an air source heat pump, however, there is also the option to bring in a gas supply from North Bar Without subject to the necessary permissions.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is not available yet.

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other details 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. Made with Metaphor C2022

