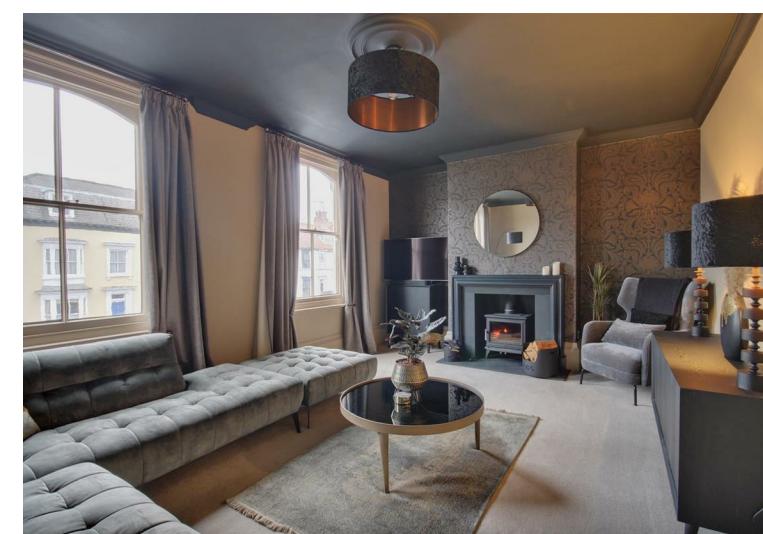




Grindell House, 35 North Bar Within, Beverley,  
East Riding of Yorkshire HU17 8DB  
Tel: 01482 886200 | Email: [beverley@qandc.net](mailto:beverley@qandc.net)  
[www.quickclarke.co.uk](http://www.quickclarke.co.uk)

**QUICK&CLARKE**  
The Property Specialists



**38 North Bar Without, Beverley HU17 7AB**  
**£650,000**

- Amazing Victorian home. A minute's walk to town centre.
- Deceptively spacious.
- Over 1,900 square feet.
- Three bedrooms and first floor drawing room.
- Two further reception rooms.
- Family friendly kitchen.
- Side carriageway.
- Landscaped gardens.
- Garden office / gym.
- Council Tax Band: E EPC Rating: Awaited

Surely one of the most beautifully presented and best examples of a Grade II listed Victorian townhouse currently available to buy and less than a minute to walk through the medieval North Bar into Beverley town centre. 38 North Bar Without is an absolute credit to the current owners and is hugely deceptive in that it offers over 1,900 square feet of living space offering three very good size bedrooms with a wonderful first floor drawing room as well as two further reception rooms at ground floor, cosy kitchen, shower room and utility. The gardens are as well maintained as the house and have been subject to a superb landscaping plan offering excellent outside entertaining space along with a firepit seating area and garden office/gym with decking seating area.

This really is an absolutely stunning property the quality of which is rarely available.

#### LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture.

The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### THE CARRIAGEWAY

32'8" x 6'9" (9.96m x 2.06m)

Double carriage doors to front and rear and stone floor.

##### ENTRANCE HALL

Return staircases with under stairs storage cupboard. Tile floor, ceiling cornicing and high efficiency electric radiator.

##### SNUG

13'0" x 10'8" (3.96m x 3.25m)

Period cast iron fireplace on stone hearth with built-in fireside cupboards and shelves. Sash window.

#### BREAKFAST KITCHEN

12'10" x 10'5" (3.91m x 3.18m)

Fitted base units and central work unit with waterfall work surface and matching bench seating area. Cast iron radiator, tile floor, coving and sash window.

#### KITCHEN

9'8" x 7'8" (2.95m x 2.34m)

With matching base and full height units having timber work surface incorporating a Belfast sink and dishwasher. Tile floor. Space for range. Sealed unit double glazed sash window.

#### SHOWER ROOM

6'0" x 4'0" (1.83m x 1.22m)

Shower with glazed screening, low level w.c. with concealed cistern and wash basin with drawers below. Tile floor and walls. Chrome towel radiator and sash window.

#### UTILITY ROOM

6'0" x 4'0" (1.83m x 1.22m)

Wall mounted gas fired central heating boiler. Plumbing for automatic washing machine. Tile floor and skylight.

#### GARDEN ROOM

12'6" x 11'0" (3.81m x 3.35m)

Sealed unit double glazed sash windows along with French doors to garden area. Three cast iron style Period radiators.

#### FIRST FLOOR

##### DRAWING ROOM

18'0" x 13'0" (5.49m x 3.96m)

Painted timber fireplace with log burner on stone hearth. Ceiling coving, sash windows and high efficiency electric radiator.

#### BEDROOM 1

17'7" x 13'0" (5.36m x 3.96m)

Two walk-in wardrobes. Sealed unit double glazed sash window, ceiling cornice and high efficiency electric radiator.

#### EN-SUITE

10'0" x 6'4" (3.05m x 1.93m)

Freestanding bath, wash basin having drawers below and low level w.c. with concealed cistern. Built-in cupboard housing hot water cylinder. Sealed unit double glazed sash window and towel radiator.

#### SECOND FLOOR

##### BEDROOM 2

16'8" x 11'0" (5.08m x 3.35m)

Sealed unit double glazed window and high efficiency electric radiator.

##### BEDROOM 3

11'4" x 7'3" (3.45m x 2.21m)

Eaves storage cupboard. Sealed unit double glazed window and high efficiency electric radiator.

#### SHOWER ROOM

Shower in separate cubicle, vanity wash basin and low level w.c. with concealed cistern. Sealed unit double glazed window and towel radiator.

#### OUTSIDE

To the side of the property is a stone seating and storage area leading to the beautifully presented rear walled landscaped garden with stonework and herringbone brick seating areas along with gravel and planting beds.

To the centre of the garden is a circular sunken firepit area with miniature brick herringbone and stone copings.

#### GARDEN ROOM / GYM

12'6" x 9'3" (3.81m x 2.82m)

With bi-fold doors, downlighters and electric radiator served by an attractive decking seating area.

#### SERVICES

Mains water and electricity services are available or connected to the property.

#### CENTRAL HEATING

The property benefits from a combination of gas and high efficiency electric central heating system.

#### DOUBLE GLAZING

The property benefits from sealed unit double glazing.

#### TENURE

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

#### 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 the 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](mailto:beverley@qandc.net)



**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 floorplan contained here, measurements of doors, windows, rooms and other features are approximate. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrix ©2006