staniford grays



43 North Bar Within, Beverley, HU17 8DG

£725,000

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Beverley, HU17 8DG

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- TRULY UNIQUE FAMILY PROPERTY
- SIX BEDROOMS
- SPACIOUS GARDEN
- GRADE II LISTED BUILDING
- CENTRAL BEVERLEY LOCATION
- FLEXIBLE LAYOUT / VARIOUS OPTIONS
- PRIVATE OFF STREET PARKING TO THE REAR
- ORIGINAL GEORGIAN PANELLING AND SHUTTERS THROUGHOUT

Above the Heart of Beverley - A Home Unlike Any Other

There are properties and then there are places. This is one of the latter.
Set above a charming parade of shops in the very centre of Beverley, this remarkable Grade II listed town house across three generous floors, delivers six bedrooms, multiple reception spaces, a surprisingly large private garden and gated off street parking. In this location, that combination simply doesn't exist anywhere else.
Period character runs throughout: exposed beams, feature fireplaces and original detailing give each room its own identity, while generous proportions and an abundance of natural light ensure the home feels as liveable as it is distinctive. Whether you need space for a growing family, room to accommodate different generations under one roof, or a dedicated space to work from home, the layout adapts effortlessly.
Outside you'll find a private garden of a size that will genuinely surprise you, a peaceful, sheltered retreat in the middle of a busy market town. Electric gated parking completes the picture, offering the kind of security and convenience rarely associated with central Beverley living.

Viewing is essential. Call us today to arrange yours.



ACCOMMODATION COMPRISES

ENTRANCE HALL 27'3" x 5'11" (8.33m x 1.81m)
Wooden door with fanlight and stained glass panels, two pendant light fittings, stone floor, wooden panelled walls and an under stairs cupboard.

RECEPTION ROOM ONE 20'1" x 13'3" (6.13m x 4.05m)
Wooden door with traditional handles, carpeted floor, pendant light fitting, three hardwood sash windows with shutters, fire place with wooden surround and stone hearth.

RECEPTION ROOM TWO 15'2" x 13'3" (longest and widest point) (4.63m x 4.04m (longest and widest point))
Wooden door with brass handles, carpeted floor, wall lights, two front aspect hardwood sash windows with shutters, a built in cupboard and a traditional fireplace with wooden surround and stone hearth.

RECEPTION ROOM THREE 13'3" x 10'5" (longest and widest point) (4.05m x 3.20m (longest and widest point))
Wooden door with brass handles, carpeted floor, pendant light fitting, front aspect hardwood window.

KITCHEN DINER 18'1" x 15'10" (5.53m x 4.83)
Wooden door with brass handles, walk in pantry, vinyl and carpet flooring, two sets of pendant light fittings, traditional fire place with wooden surround and stone hearth, built in utility cupboard, original feature of a wig cupboard, built into the side of the chimney breast, one and half bowl drainer sink with mixer tap, integrated appliances include a four ring induction hob with stainless steel splash back, dishwasher, microwave, electric oven and grill. Splash back tiles, extractor hood with space for a fridge freezer and a range of wall and base units.

BATHROOM ONE
Wooden door with brass traditional handles, vinyl floor, ceiling spotlights, side aspect hardwood privacy sash window, shower enclosure with storage cupboards above, low flush WC, bath with mixer tap and handheld shower, wall mounted vanity unit, traditional fireplace with wooden surround and a traditional pedestal wash hand basin.

BEDROOM ONE 19'6" x 15'3" (longest and widest point) (5.96m x 4.66m (longest and widest point))
Wooden door with traditional handles, wall light, carpeted floor, rear aspect uPVC double glazed window, two side aspect hardwood sash windows, fitted wardrobes, traditional fireplace and exposed beams.

SECOND FLOOR STAIRCASE AND LANDING 11'8" x 3'6" (3.56m x 1.09m)
Carpeted floor, wooden hand rail, loft hatch, two rear aspect hardwood sash windows.

BEDROOM SIX 11'10" x 11'3" (3.62m x 3.43m)
Wooden door with brass handles, carpeted floor, pendant light fitting, side aspect uPVC double glazed window, one hardwood single glazed window overlooking the staircase.

BATHROOM TWO 13'1" x 10'11" (4m x 3.33m)
Wooden door with traditional handles, tiled floor, pendant light fitting, two chrome towel radiators, bath with mixer tap, low flush WC, bidet, wash hand basin with vanity unit, shower enclosure with mixer shower.

THIRD FLOOR STAIRCASE AND LANDING 25'11" x 8'3" (7.90m x 2.52m)
Carpeted floor, ceiling spotlights, two rear aspect hardwood windows, exposed beams, wooden hand rail, wooden banister with spindles.





BEDROOM TWO 17'11" x 9'10" (5.47m x 3m)
Wooden door with traditional handles, carpeted floor, two wall lights, front aspect hardwood window, rear aspect hardwood window onto landing, fitted wardrobes, traditional fire place and a loft hatch.

BEDROOM THREE 9'10" x 8'2" (3m x 2.49m)
Wooden door with traditional handles, carpeted floor, wall light, front aspect hardwood sash window and fitted wardrobes.

BEDROOM FOUR 19'8" x 9'11" (6.01m x 3.03m)
Wooden door with traditional handles, carpeted floor, two wall lights, front aspect hardwood window and fitted wardrobes.

THIRD FLOOR SECOND LANDING 19'10" x 6'5" (6.06m x 1.97m)
Carpeted floor, ceiling spotlights, exposed beams and a wooden banister with spindles.

BEDROOM FIVE 18'0" x 11'8" (5.50m x 3.58m)
Wooden door with chrome handles, carpeted floor, Velux skylight, side aspect hardwood window, exposed beams, walk in wardrobe and fitted wardrobes.

BATHROOM THREE 9'3" x 7'2" (2.82m x 2.19m)
Wood door with traditional handles, wall light, vinyl floor, side aspect skylight window, low flush WC, corner bath with electric shower, splash back tiles, vanity unit with wash hand basin and a towel radiator.

CONSERVATORY 16'4" x 11'2" (4.99m x 3.41m)
Wood French doors with brass handles, laminate and carpet flooring, exposed brick wall with hardwood double glazed windows, hardwood French doors to the balcony, wood door with chrome handles, to a spiral staircase.

EXTERIOR
The entrance door is accessed from the pavement and set between two shop fronts. To the rear there is a flagged patio area and path with a lawned area and six raised beds set in a gravelled and flagged area. A concrete parking area with fence surround and a garden shed, the rear is accessed via an electric gate with the added benefit of an electric car charging point.

AGENTS NOTE
Steeped in history and character, this elegant Georgian townhouse, built in 1770, is a distinguished Grade II listed property showcasing a wealth of original features throughout. Once operating as the renowned Tiger Inn, it stood as the principal rival to the Beverley Arms during its heyday, forming an integral part of the town's vibrant coaching heritage. In the Victorian era, the building was thoughtfully converted into retail premises, with the Tiger Inn name subsequently passing to its present-day namesake. Today, this unique property offers a rare opportunity to own a piece of local history, beautifully blending period charm with enduring architectural significance.

COUNCIL TAX:
We understand the current Council Tax Band to be E

SERVICES :
Mains water, gas, electricity and drainage are connected.

TENURE :
We understand the Tenure of the property to be Leasehold with a 999 year lease starting 1987 with a £1.00 peppercorn rent service charge .

MORTGAGE CLAUSE :
Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

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

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.

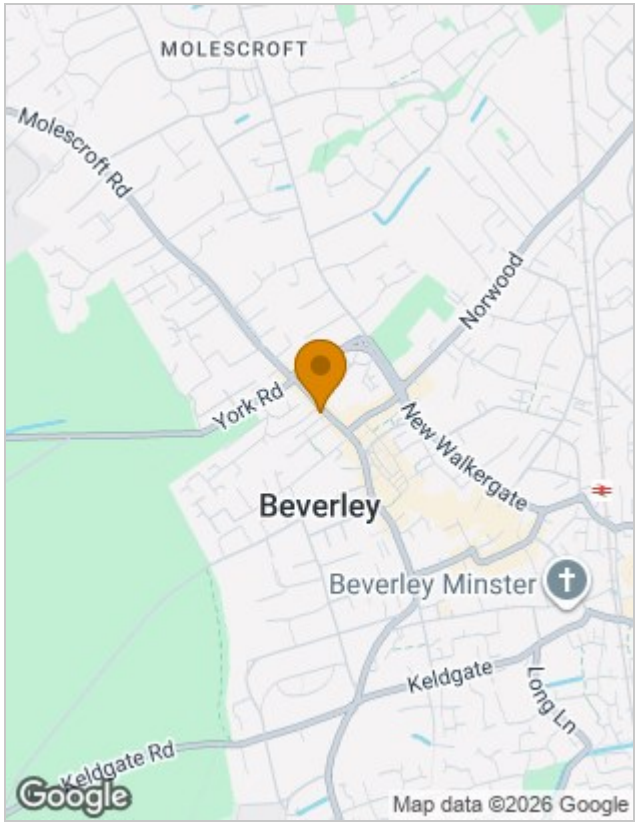


Floor Plans

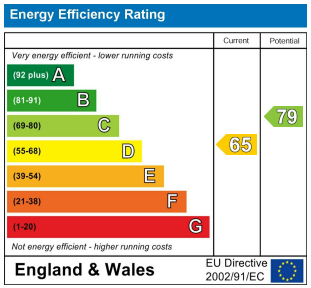


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Location Map



Energy Performance Graph



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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