

staniford
grays



34 North Bar Without, Beverley, HU17 7AB

Guide Price £425,000





34 North Bar Without

Beverley, HU17 7AB

- OUTSTANDING HOME
- GRADE II LISTED WITH TRADITIONAL FEATURES
- EN-SUITE MASTER BEDROOM
- THREE BEDROOMS
- GOOD SIZE REAR GARDEN
- SUN TRAP ROOF TERRACE

Occupying one of Beverley's most sought-after addresses, this exceptional Grade II listed townhouse combines character with contemporary living across three floors.

A welcoming entrance leads to a stylish hall, with elegant features including engineered wood flooring, solid wood doors, cast iron radiators and bespoke shutters. The front lounge provides a relaxing retreat, while the standout open-plan dining kitchen is beautifully appointed with integrated appliances, perfect for modern living and entertaining.

The first floor offers two generous double bedrooms and two high-quality bathrooms, including a luxurious ensuite to the principal bedroom. On the second floor, a further double bedroom opens onto a stunning private roof terrace, creating a truly unique living space.

Outside, there is an enclosed rear garden with an outhouse. The home also benefits from gas central heating, a Hive system and humidity control.

Located in desirable North Bar Without, just moments from Beverley's historic centre, shops, cafés and the open spaces of Westwood Pasture.

A home of real distinction. Enquire today to arrange a viewing.

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ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH 5'8" x 3'0" (1.74m x 0.93m)
Wooden entrance door with fanlight, engineered wood floor and a central ceiling light.

ENTRANCE HALL 11'3" x 2'10" (3.43m x 0.88)
A traditional wooden door with latch handles, engineered wood floor and a central ceiling light.

LOUNGE 13'1" x 11'1" (4.m x 3.39m)
Traditional wooden door with glass panel and latch handles, pendant light fitting, carpeted floor, front aspect sash window with shutters, fire place with tiled hearth and log burner effect stove.

OPEN PLAN DINING KITCHEN 23'0" x 12'8" (7.01m x 3.86m)
Traditional wooden door with glass panel and latch handles, ceiling spotlights, engineered wood floor, understairs cupboard, sliding uPVC rear door, island with integrated dishwasher, stainless steel one and a half bowl drainer sink with mixer tap, four ring electric hob, extractor hood, a range of wall and base units, integrated fridge freezer and splash back tiling.

UTILITY CUPBOARD 6'2" x 2'8" (1.88m x 0.82m)
Traditional wooden door with latch handles, central ceiling light, wood panelled walls, side aspect hard wood window, engineered wood floor, plumbing for a washing machine and storage shelves.

FIRST FLOOR

STAIRCASE AND LANDING 9'6" x 8'11" (2.90m x 2.73m)
Carpeted floor, ceiling spotlights, two wooden handrails and a skylight.

PRINCIPAL BEDROOM 11'6" x 10'5" (3.51m x 3.20m)
Wooden door with traditional latch handles, carpeted floor, pendant light fitting, rear aspect sash window, built in cupboard and a loft hatch.

EN-SUITE SHOWER ROOM 7'1" x 3'10" (2.16m x 1.19m)
Wooden door with chrome handles, tiled floor, central ceiling light, chrome towel radiator, shower enclosure with mixer shower, extractor fan, low flush WC, rear aspect privacy sash window, corner wash hand basin with mixer tap and splash back tiling.



BEDROOM TWO

14'7 x 13'2 (4.45m x 4.01m)

Wooden door with traditional latch handles, pendant light fitting, two over bed wall lights, two front aspect sash windows, two built in wardrobes and an under stairs cupboard.

HOUSE BATHROOM

9'1" x 5'10" (2.77m x 1.79m)

Wooden door with traditional latch handles, vinyl floor, ceiling spotlights, ceiling skylight, bath with mixer shower, extractor fan, splash back tiling, low flush WC, towel radiator, wood shelving and a pedestal wash hand basin with mixer tap.

SECOND FLOOR

BEDROOM THREE

17'10" x 10'11" (5.44m x 3.35m)

Wooden door with traditional latch, two pendant light fittings, laminate wood flooring, front aspect hardwood window, rear aspect Velux window, loft hatch, built in cupboard (boiler housed), wooden stable door to the flat roof sun terrace.

ROOF TERRACE

A superb addition to this property accessed through the second floor bedroom, offering a peaceful and relaxing area to enjoy the afternoon and evening sunshine.

EXTERIOR

To the front the property is accessed from the pavement. To the rear a lawned garden with shrub borders, wooden garden shed and brick shed, a flagged central path and patio area with wall and fence surround. Access to the rear is either through the house via the back door or via the private side gate and passage.

COUNCIL TAX:

We understand the current Council Tax Band to be D

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

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.

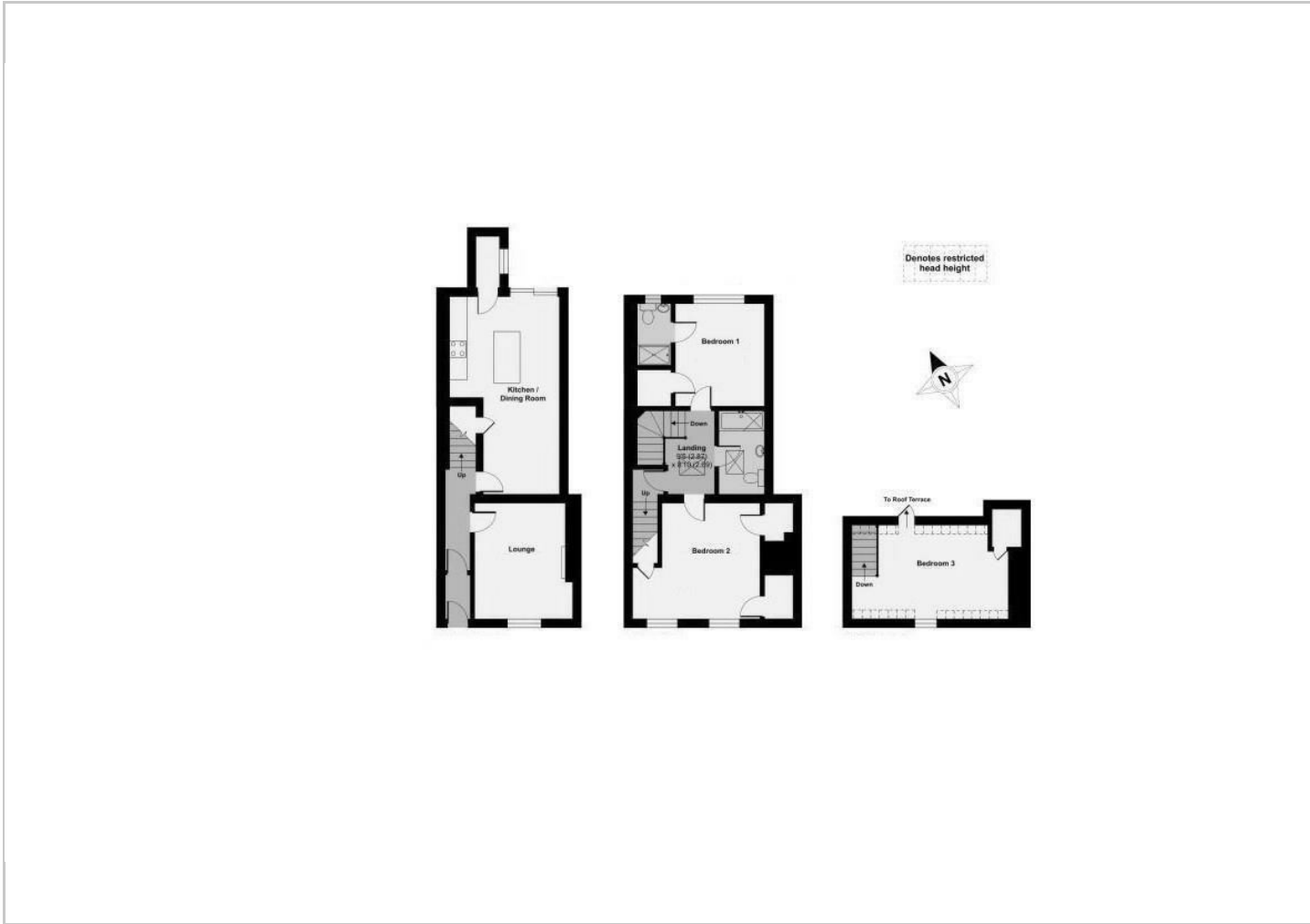
MISREPRESENTATION ACT 1967

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



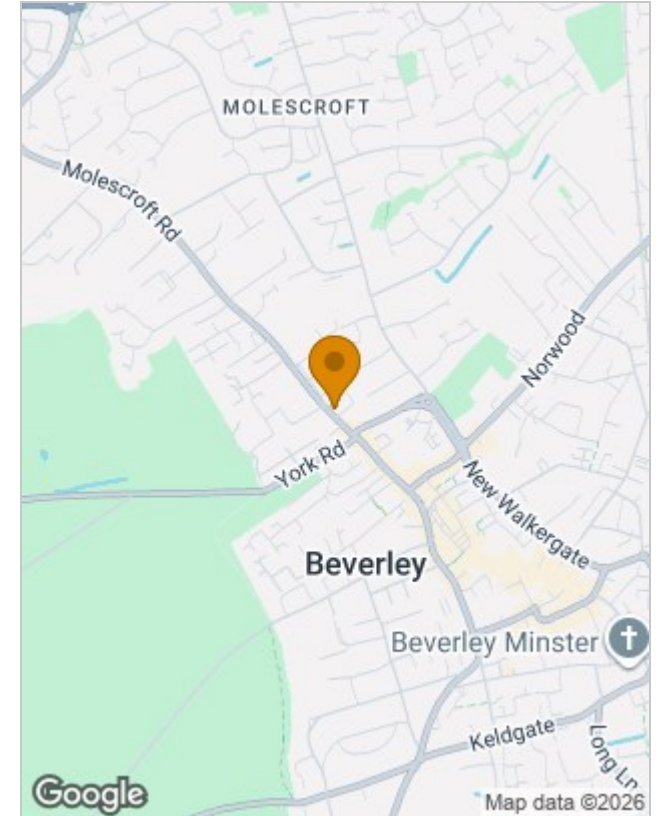
Viewing

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

