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106 Walkergate, Beverley, HU17 9BT

FINE & COUNTRY

CHARMING GRADE II LISTED 18TH CENTURY HOME



This charming Grade II-listed 18th-century property blends period character with modern living. With four bedrooms, two reception rooms, and a spacious 27ft kitchen-diner featuring an Aga and French doors leading to a private south-facing walled garden, this home offers style and practicality. The first floor provides four generously sized bedrooms and a shower room, while outside, the electric gates open to a courtyard with parking for four cars. Situated on a pedestrian street in a bustling market town, this home is ready to move into.

Stepping into this early 18th-century home, you're greeted by a sense of timeless quality. The front facade exudes historic charm, and inside, the attention to detail in combining period features with modern updates is clear.

The ground floor begins with two welcoming reception rooms, perfect for relaxing or entertaining. The heart of the home is undoubtedly the 27ft dining kitchen. With its classic Aga cooker, this space is both functional and inviting. French doors open directly into the walled garden, creating a wonderful flow for summer dining or simply enjoying the outdoors. A utility room and downstairs WC add convenience without interrupting the flow of the home.

Upstairs, the layout continues to impress. Four well-proportioned bedrooms offer flexibility for family living or hosting guests. The shower room has been thoughtfully modernised, ensuring comfort without compromising on style.





Outside, electric gates lead into a private courtyard with space for up to four vehicles – a rare find in the heart of a market town. The walled garden is a particular highlight. South-facing and beautifully landscaped, it offers a peaceful space to enjoy with friends and family while maintaining privacy.

The location is equally enviable. Nestled on a quiet pedestrian street lined with other period homes, you're just moments from the vibrant town centre. With its array of independent shops, cafes, and community events, the area combines convenience with a welcoming atmosphere.

Having undergone significant investment over the years, this home is in excellent condition and ready for its next chapter. Its blend of historic charm and modern amenities makes it a standout opportunity.

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.

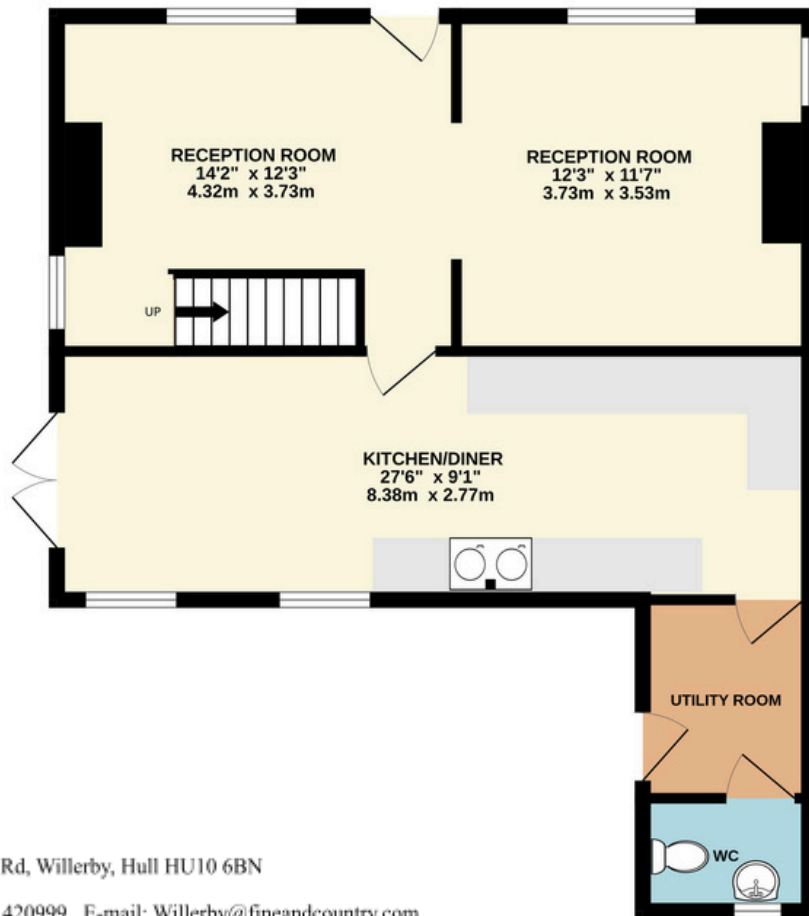
Mortgages

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 on 01482 420999.

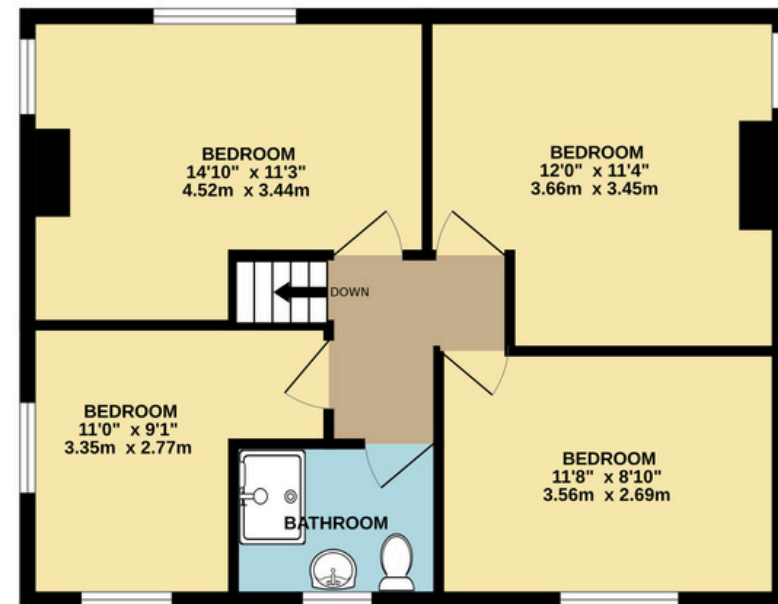
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



GROUND FLOOR
642 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

