















Quick & Clarke
PROPERTY SPECIALISTS

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







Apt 5 The Old Bakehouse, 27 Lairgate, Beverley HU17 8ET

£206,000

Beverley | Cottingham | Hornsea | Willerby

- Outstanding refurbishment
- Wonderful historic building
- Heart of Beverley town centre
- Tucked away location
- Turn key condition
- Quality kitchen & appliances
- Carpets and blinds fitted
- '0 ground rent' and 'only £50pm maintenance'
- Local developer
- ** INCREDIBLE INCENTIVES **

At over 820 square feet, this wonderful historic refurbishment offers larger accommodation than many three bedroom semi-detached houses and forms part of a highly specified development in the heart of Beverley town centre.

The accommodation is arranged over two floors, but interestingly laid out with breakfast kitchen and living room at first floor and staircase leading down to the two bedroomed accommodation at ground floor level with contemporary shower room.

The property has been completed to the highest standard with quality kitchen appliances including a boiling water tap and contemporary sanitary fittings. Carpets and floor coverings are fitted throughout and this really is an outstanding opportunity to acquire a lovely home in a rarely available location with all that Beverley town centre has to offer right on your doorstep.

THE ACCOMMODATION COMPRISES

FIRST FLOOR

LIVING ROOM
15' x 10'2" (4.57m x 3.10m)
Timber effect flooring, sealed unit double glazed windows to two elevations, down lighters and radiator.

BREAKFAST KITCHEN
15' x 13'4" (4.57m x 4.06m)
Phot for illustrative purposes only. To include a good range of base, eye level and larder units with stone effect work surfaces incorporating AEG induction hob with contemporary glass extractor above, also benefitting from integrated AEG electric oven and separate AEG microwave, hot water tap, integrated dishwasher, fridge and freezer.

Sealed unit double glazed windows, down lighters, timber effect floor and two radiators.

Utility cupboard having wall mounted gas fired central heating boiler and plumbing for washing machine.

GROUND FLOOR

INNER HALL
Sealed unit double glazed window and radiator.

BEDROOM 1
15' x 10'1" (4.57m x 3.07m)
Sealed unit double glazed windows, down lighters and radiator.

BEDROOM 2
12'7" x 9'4" (3.84m x 2.84m)
Original exposed beam, two sealed unit double glazed windows, down lighters and radiator.

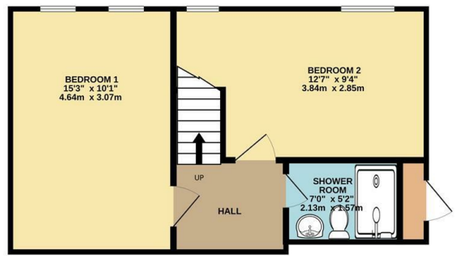
SHOWER ROOM
7' x 5'2" (2.13m x 1.57m)
Oversize monsoon shower with hand attachment and glazed partition, low level w.c. with gloss cistern unit and matching vanity wash basin with cupboards below, marble effect tiling to walls, stone tile effect floor, down lighters and chrome towel radiator.

OUTSIDE
There is a communal paved sett and gravel courtyard area with enclosed bin store.

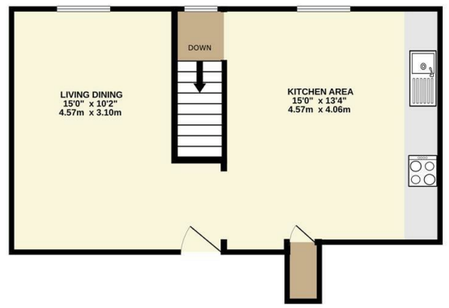
TENURE
We believe the tenure of the property to be Leasehold (this will be confirmed by the vendor's solicitor). '0 GROUND RENT'. '£50PCM MAINTENANCE.

AGENTS NOTE
The internal pictures are for guidance purposes only.

GROUND FLOOR



1ST FLOOR



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.
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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.