








Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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27 Highgate, Beverley HU17 0DN

Guide Price £595,000

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- Beautiful & characterful period property
- Superb location close to Beverley Minster and amenities
- Great flexibility of layout
- Attractive rear garden
- 4 double bedrooms/2 bathrooms
- EPC Rating: Awaited.
- Council Tax Band: G

A beautiful and grand period townhouse situated on one of Beverley's most historic thoroughfares, which leads between Wednesday Market and the Minster. Offered with vacant possession, the property extends over three floors and features fabulously well-proportioned accommodation that retains many characterful features.

With two generously sized reception rooms plus the kitchen, the property offers four bedrooms, the master having an en-suite bathroom, along with a further family bathroom on the second floor. The current owner has made full use of this flexible layout by having living rooms on both the ground and first floors. Fronting straight onto historic Highgate, the property also boasts a beautiful, established rear garden.

LOCATION
The property is located on Highgate between the highly regarded Monks Walk public house and Beverley's historic Minster. This superb position in one of the most historic areas of Beverley lies very close to the amenities of the town centre, with Wednesday Market only 100 metres from the front of the property.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
35'11" x 20' reducing to 4'4" (10.95m x 6.10m reducing to 1.32m)
Accessed from an exterior porch and with one step up through a wide timber front door, the entrance hall is grand and welcoming and runs front to back with a timber glass panelled door opening onto the rear garden. Stairs lead up to the first floor accommodation with a storage cupboard under and Yorkstone flooring.

DINING ROOM
15'x15' (4.57mx4.57m)
A very well proportioned room with a sash window to the front elevation. The focal point of the room is a white painted fireplace on a granite hearth with open grate fire. Exposed and varnished floorboards.

SITTING ROOM
15'6"x 13'1" (4.72mx 3.99m)
Open plan into the kitchen and with a white painted fireplace with marble hearth and gas living flame fire.

KITCHEN
19'6"x 8'10" (5.94mx 2.69m)
An oak fronted kitchen with laminate work surfaces and tiled splashbacks, one and a half bowl stainless steel sink and drainer, four ring gas hob with extractor over, integrated oven, microwave, fridge and freezer. French doors opening into the garden and a further window to the side elevation.

REAR LOBBY
Timber doors opening onto the rear garden and modern Worcester Bosch wall mounted boiler. Slate tile flooring.

CLOAKROOM
Two piece sanitary suite comprising close coupled w.c. and pedestal hand wash basin, slate tile flooring and window to the side elevation.

UTILITY ROOM
Space and plumbing for a washing machine, York sliding sash window, continuation of the slate flooring from the lobby and feature engraved stone set in the wall.

FIRST FLOOR

LANDING
Large airing cupboard housing the hot water cylinder and shelved out for storage.

LIVING ROOM/BEDROOM 2
20'x 15'6" (6.10mx 4.72m)
Allowing for flexibility of use and currently used as a living room. This generously sized room has two sash windows to the front elevation, a white painted fireplace with Yorkstone hearth housing open grate fire and exposed varnished floorboard.

BEDROOM 1
13'2" x 11'11" (4.01m x 3.63m)
White painted fireplace housing period cast iron insert, cupboard in alcove on one side of the chimney breast, sash window to the rear elevation and built-in wardrobes with sliding fronts.

EN-SUITE SHOWER ROOM
6'5" x 7'5" (1.96m x 2.26m)
Three piece sanitary suite comprising corner shower cubicle, w.c., pedestal hand wash basin, tiled floor, window to the rear elevation and chrome heated towel radiator.

SECOND FLOOR

LANDING
Large skylight and storage cupboard.

BEDROOM 3
20'x 15" (6.10mx 4.57m)
Currently used as a further reception room and with two sash windows to the front elevation. Cast iron fireplace housing open grate fire.

BEDROOM 4
13'2"x 13'1" (4.01mx 3.99m)
Period cast iron fireplace and window to the front elevation. Hand wash basin ???

FAMILY BATHROOM
13'1" x 6'5" (3.99m x 1.96m)
Three piece sanitary suite comprising panelled bath, close coupled w.c., pedestal hand wash basin, window to the rear elevation and fully tiled walls.

OUTSIDE
The property fronts directly onto the pavement in keeping with the neighbouring properties and its heritage. The garden to the rear is generously sized and boasts a good level of privacy. There is a Yorkstone patio adjacent to the kitchen which leads out into a largely lawned garden with extensively planted flower beds and a number of productive fruit trees. Within the garden and attached to the rear of the house is a generously sized workshop, original coal shed and a further brick shed which was possibly a w.c. in the past.

SERVICES
All mains services are available or connected to the property.

CENTRAL HEATING
The property benefits from a gas fired central heating system.

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



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.