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QUICK&CLARKE
The Property Specialists

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80 Lairgate, Beverley HU17 8EU

£825,000

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- Beautiful period family house
- Spacious and flexible accommodation
- Town centre location
- Large Westerly facing garden
- Off-street parking for 3 vehicles
- Potential to extend into Coach House
- Hot tub in garden
- Recently fitted bespoke kitchen and bathrooms
- Council Tax Band: E
- EPC Rating: Exempt (Grade II Listed)

A fabulous and characterful Grade II listed period house, situated on one of Beverley's historic thoroughfares leading into the town centre. Offering superb flexibility of living space and with the additional benefit of having a large Coach House with the potential to extend and create two additional bedrooms and a living room, this unique property offers so much.

With characteristic high ceilings and a beautiful light and bright ambience, the property is spacious and also boasts a large Westerly facing garden and courtyard parking for three cars, which is so important in a central Beverley location.

Arranged over three floors with three reception rooms to the ground floor, plus a recently fitted, stunning dining kitchen, the property offers two double bedrooms to both the first floor and second floor, each with recently fitted bathrooms.

LOCATION

The property is located on the Western side of Lairgate just to the North of Champney Road. Lairgate is a one way road and is one of the main arterial routes into the centre of town and as such the property enjoys a superb position, being very close to all of the amenities. Further, this historic thoroughfare creates a charming position for this period property.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Timber panelled front door with stained glass window above which matches a beautiful door to the rear of the hallway and which leads out onto the rear garden. Cast iron radiator, recently tiled floor and stairs to the first floor accommodation.

LIVING ROOM

27'3" x 15'8" (8.31m x 4.78m)
Actually comprising two rooms which open into one another and which offer flexibility of layout. The recently stripped and stained floorboards provide for added character and the focal point of the room is a beautiful marble fireplace with matching hearth and inset log burner. The room is dual aspect with windows to both the front and rear overlooking the Westerly facing garden, and there is built-in storage and shelving either side of the fireplace and a built-in cupboard in the rear section.

LOBBY

5'1" x 3'9" (1.55m x 1.14m)
A characterful feature which links the living room with the dining kitchen and with solid wood flooring and panelled walls with hidden doorway into the rear garden. Door through to downstairs cloakroom.

CLOAKROOM

Two piece sanitary suite comprising vanity hand was basin and back to the wall w.c.

KITCHEN DINER

A recently fitted and bespoke kitchen offering a very generous range of intelligently planned white painted hardwood wall and base cabinets and contrasting dark Silestone work surfaces, inset one and a half bowl porcelain sink and drainer, feature Aga with further two ring gas burners to one side, built-in oven, microwave, dishwasher, washing machine and dryer, hot water and filter tap, oak built-in bench seating and engineered oak flooring.

PANTRY

Large walk-in shelved out pantry.

REAR LOBBY

5'6" x 3'10" (1.68m x 1.17m)
Double doors leading out onto the sun terrace and door through into the garden room.

GARDEN ROOM

12'11" x 10'7" (3.94m x 3.23m)
Patio doors lead out onto the York stone paved sun terrace offering views over the Westerly facing garden.

FIRST FLOOR

LANDING

BEDROOM 1

15'2" x 12'7" (4.62m x 3.84m)
A double bedroom with modern fitted wardrobes and window.

BEDROOM 2

13'7" x 11'9" (4.14m x 3.58m)
A double bedroom with modern fitted wardrobes, air conditioning unit and window.

BATHROOM

9'10" x 7' (3.00m x 2.13m)
A recently fitted and beautiful bathroom with a four piece sanitary suite comprising tiled shower enclosure, bath with hand held shower attachment, vanity hand wash basin and close coupled w.c., window and chrome heated towel radiator.

SECOND FLOOR

LANDING

BEDROOM 3

13'6" x 13'1" (4.11m x 3.99m)
A double bedroom with modern fitted wardrobes and window.

BEDROOM 4

13'8" x 11'8" (4.17m x 3.56m)
A double bedroom with modern fitted wardrobes and window.

BATHROOM

A recently fitted bathroom with a four piece sanitary suite comprising attractive freestanding bath, corner shower enclosure, double vanity hand wash basins and w.c., built-in vanity storage and window to front elevaiton.

COACH HOUSE

The current owners have drawings to extend the current property into the Coach House. Planning was granted previously but has now lapsed. This would provide for an additional living room at ground floor level and two bedrooms or a large master suite with additional bathroom and dressing room at first floor. The Coach House is currently used for storage and could be used for garaging.

OUTSIDE

The property has an attractive and Westerly facing garden which is surprisingly spacious given its central Beverley location. With a York stone sun terrace positioned immediately behind the house, there is a covered area for shading. The sun terrace leads out onto a large area of lawn which is bordered by wide and well stocked flower borders with numerous ornamental trees and shrubs.

To the rear is a summer house and to the front of which is a covered hot tub. To one side is a further shed for storage.

COURTYARD

The property has the benefit of courtyard parking with three allocated parking spaces which are accessed through an archway form Lairgate. Note that the property has ownership of the archway with the neighbouring property enjoying a right of access and parking for up to two cars.

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

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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.