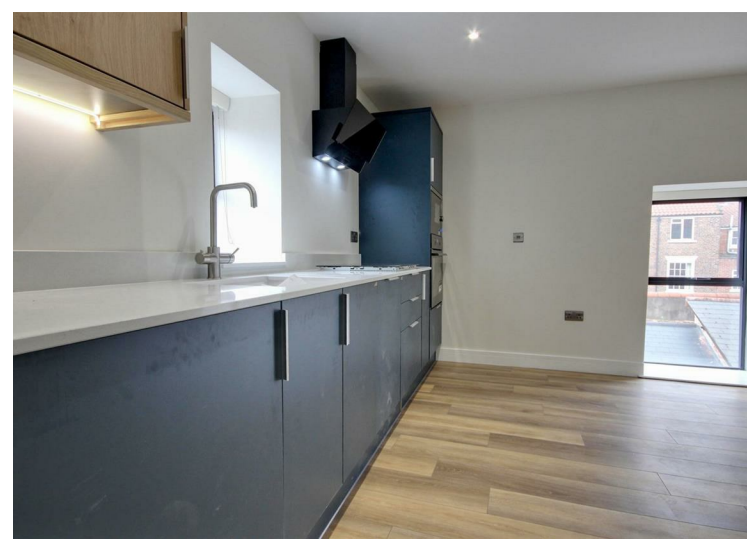
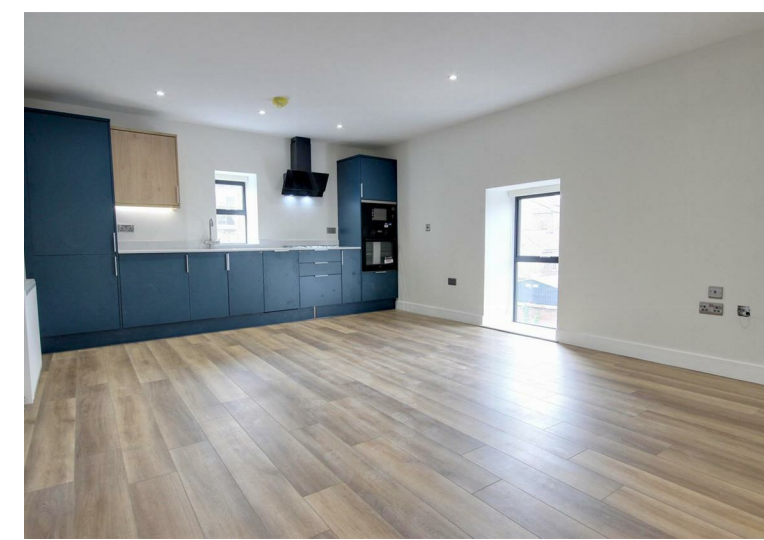


**QUICK & CLARKE**  
The Property Specialists

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**Apt 7 The Old Bakehouse, 27 Lairgate, Beverley HU17 8ET**  
**£185,000**

- 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

An amazing second floor apartment, offering in excess of 500 square feet of living space with 19'6" open plan kitchen/living room along with good size double bedroom and contemporary shower room.

This really is a deceptively spacious, light and airy apartment which is ready for immediate occupation and completed to the highest standard with a high specification kitchen including oven, hob, fridge, freezer and boiling water tap.

The location is outstanding and ideally suited for those wishing to enjoy the extensive amenities available within Beverley town centre, but located in a super tucked away position forming part of this wonderful refurbishment of an historic building.

## THE ACCOMMODATION COMPRISES

### SECOND FLOOR

#### ENTRANCE LOBBY

Sealed unit double glazed window.

#### ENTRANCE HALL

Timber effect floor, floor level sealed unit double glazed window and blind, radiator.

#### OPEN PLAN KITCHEN/LIVING/DINING ROOM

19'7" x 13'3" (5.97m x 4.04m)

Timber effect flooring, sealed unit double glazed windows to two elevations and two radiators, extensive range of base, eye level and larder units having AEG induction hob with contemporary glass extractor overhead, AEG electric oven, AEG microwave, dishwasher, fridge freezer and integral sink with hot water tap. Down lighters and two radiators.

#### BEDROOM

12'4" x 9'4" (3.76m x 2.84m)

Sealed unit double glazed window with blind fitted, down lighters and radiator.

#### SHOWER ROOM

9'3" x 5'4" (2.82m x 1.63m)

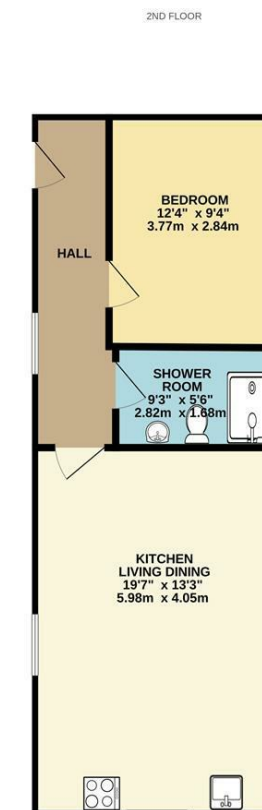
Oversize monsoon shower in glazed cubicle with hand attachment, low level w.c. with matching vanity wash basin having cupboards below, marble effect tiling to walls, stone tile effect flooring, down lighters and chrome towel radiator.

#### 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.



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.

While 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 are not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan 0225