



£135,000

8 Highgate Court,
Highgate,
Beverley

HEATING AND INSULATION
The property has a gas-fired radiator central heating system and double glazing.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
Leasehold. Vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'A' (verbal enquiry only).

VIEWINGS
Strictly by appointment with the agent's Beverley office.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	76 C
39-54	E		
21-38	F		
1-20	G		



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8 Highgate Court, Highgate, Beverley, HU17 0DW

A delightful and light 1 bedroom (formerly 2 beds) second floor apartment with a balcony and great views towards Beverley Minster. Located just off sought after Highgate the property will really appeal to those keen to be central with all the convenience of an apartment. Early viewing is essential!

As well as the views to the south towards the Minster there are views from the kitchen window over ancient roof tops and gardens of this historic area of Beverley. The current owners removed walls (with permission of the freeholder) both partially and fully to maximise the space and light. Whereas the property was once two bedrooms, the merging of the old second bedroom into the principal one allows for a useful dressing area. A partial wall removal between the kitchen and living room really opens the space up but provides definition of the space. This lovely property benefits from a gas fired central heating system and double glazing, and comprises: Entrance Vestibule, Living Room with patio doors opening onto the balcony, Kitchen with a range of base level fitted units and pantry cupboard, Double Bedroom opening onto a dressing area and Bathroom with a suite in white. The communal areas have undergone a significant upgrade in recent years with redecoration and new windows so the staircase benefits from a large south facing window flooding the space with light. There is undesignated residents' parking and garages are available to rent upon application to the management company. The current owners have the use of two of these though these can't be passed on and will need to be applied for once occupancy has commenced.

A really lovely property in an excellent location and early viewing is essential.



LOCATION

The property is located in a small apartment development off Highgate, one of the streets of Beverley linking the town to the Minster and its monastic surroundings. The street is lined with historic buildings reflecting Beverley's long and celebrated past. Beverley provides an extensive range of shops, restaurants, cafés and local amenities including the railway station.

ACCOMMODATION

Communal Entrance Hall, Staircase and Landing

Entrance Vestibule

Living Room - with lots of light provided by the south facing patio doors that open onto the balcony, feature fireplace with electric cast iron style stove, ceiling coving, fitted book shelves and wooden style floor. Opening onto....

Kitchen - with a range of base level units, work surfaces, tiled splashbacks, fitted open shelves, electric cooker point with filter canopy over, plumbing for automatic washing machine, wood style floor and useful pantry cupboard. There is a north facing window providing excellent views over Beverley.

Bedroom - a double bedroom with south facing window, fitted cupboard and opening onto the dressing area (formerly the second bedroom) which has a fitted cupboard and window.

Bathroom - a three piece suite in white comprising a panelled bath with shower over and shower screen, low flush WC, pedestal wash hand basin, tiled walls and floor.

Balcony - a small south facing balcony off the living room.

Outside - there is unallocated residents' parking. There are also a number of garages available to rent upon application to the management company. We are aware that our clients currently rent two of them though a new owner would have to apply in their own right on taking possession of the property.

