



37 Highgate, Beverley HU17 0DN
Guide Price £425,000

- Grade II Listed property
- Heart of historic town centre
- Versatile accommodation
- Currently tea room and residential use
- Stone's throw from Beverley Minster
- Approx 1,750 square feet
- Outstandingly well-presented
- Incredible Minster views
- Council tax band A (for the apartment)

An extremely versatile and historically important property which is Grade II Listed and located within the heart of this much sought after period town, being located along a cobbled street and only a few steps away from the magnificent Beverley Minster.

37 Highgate has been in the same occupation for almost 40 years, the ground floor is currently used as a very popular and well-known tea room, while the first and second floor provide outstandingly well-presented three bedroomed living accommodation.

The versatile accommodation could be utilised to provide one residence or apartments, subject to necessary consents, or could be maintained as a commercial premises with super living accommodation above.

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Timber panelling.

TEA ROOM

22'8 x 18'2 (6.91m x 5.54m)

A warm and welcoming room with wooden panelling, having fitted counter and beamed ceiling along with two sash windows and two radiators.

KITCHEN

13'10 x 11' (4.22m x 3.35m)

With a range of base units and roll edge worksurfaces along with fitted workstation and quarry tile floor. Plumbing for dishwasher, gas hob and electric oven, single drainer sink unit and access to both utility room and residential accommodation.

UTILITY ROOM

10'9 x 9'3 (3.28m x 2.82m)

Fitted base units with roll edge worksurfaces and single drainer sink unit, quarry tiled floor and plumbing for automatic washing machine.

CONSERVATORY

14'2 x 10'9 (4.32m x 3.28m)

Of sealed unit double glazed construction having glass roof and a stunning view of the Minster along with French doors to the rear garden and sealed Yorkstone flooring.

LADIES WC

Low level WC, wash basin, Yorkstone flooring and sealed unit double glazed window.

GENTS WC

Low level WC, wash basin and quarry tiled floor.

FIRST FLOOR

Accessed from the kitchen via an entrance lobby with walnut style timber effect flooring and stairs leading up.

LIVING ROOM

12'4 x 18'5 (3.76m x 5.61m)

Walnut style wood flooring with feature fireplace having tile inset and hearth with gas fire fitted, sash windows to the front elevation, ornate ceiling cornice and two Victorian style radiators.

DINING ROOM

18'9 x 9'10 (5.72m x 3.00m)

Ornate ceiling cornice, walnut style timber effect flooring, Victorian style radiator and stairs to second floor.

KITCHEN

10'10 x 9'6 (3.30m x 2.90m)

Modern range of base and eye level units with roll edge worksurfaces along with fitted breakfast bar. Integrated appliances comprising electric oven and hob with microwave, fridge freezer and dishwasher, along with sink and extractor canopy to hob.

INNER HALLWAY

Walnut style wood effect flooring, stable door to balcony offering incredible Minster views.

BEDROOM 1

14'2 x 12'2 (4.32m x 3.71m)

Walnut effect wood style flooring, fitted wardrobes and Victorian style radiator.

BATHROOM

8'4 x 6' (2.54m x 1.83m)

Freestanding bath with shower in separate cubicle, wash basin and low level WC with concealed cistern. Tiled floor and walls, chrome towel radiator.

SECOND FLOOR

Window overlooking Minster.

BEDROOM 2

17'8 x 8'9 max (5.38m x 2.67m max)

Sealed unit double glazed Velux window, Victorian style radiator and walk-in wardrobe.

BEDROOM 3

15'1 x 7'8 narrowing to 6'10 (4.60m x 2.34m narrowing to 2.08m)

Dormer window to the rear, Victorian style radiator and eaves access.

OUTSIDE

To the rear of the property is a very attractive paved enclosed garden with ornamental pond and planting bed.

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



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 have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Metropax C2024