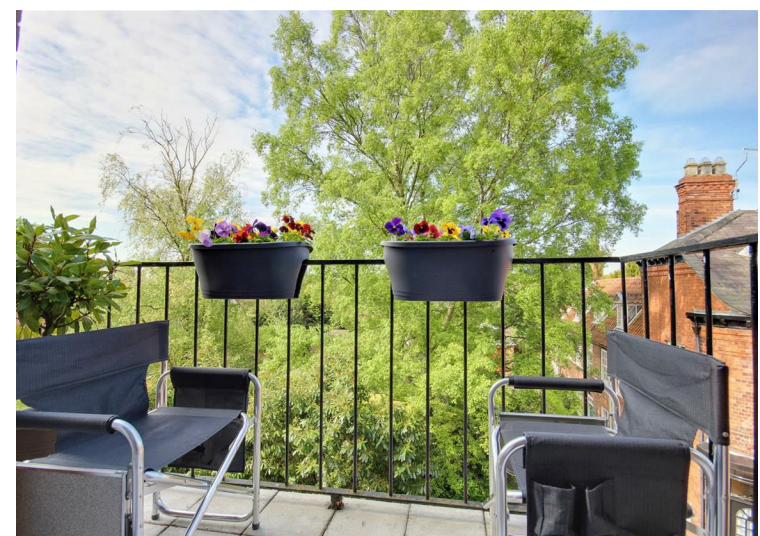
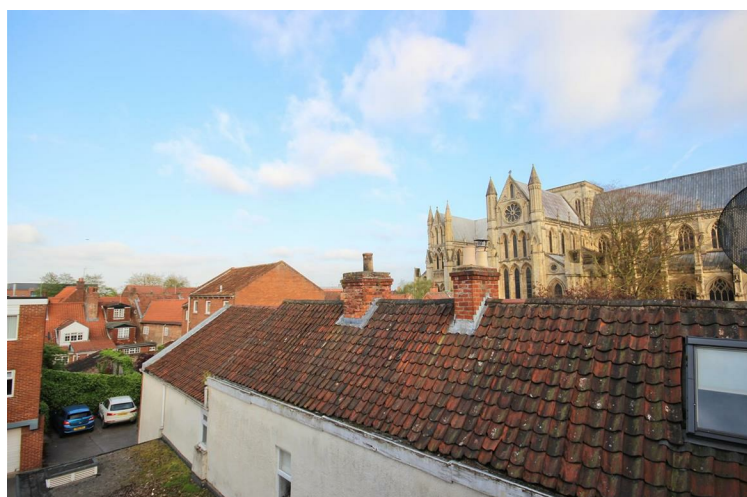
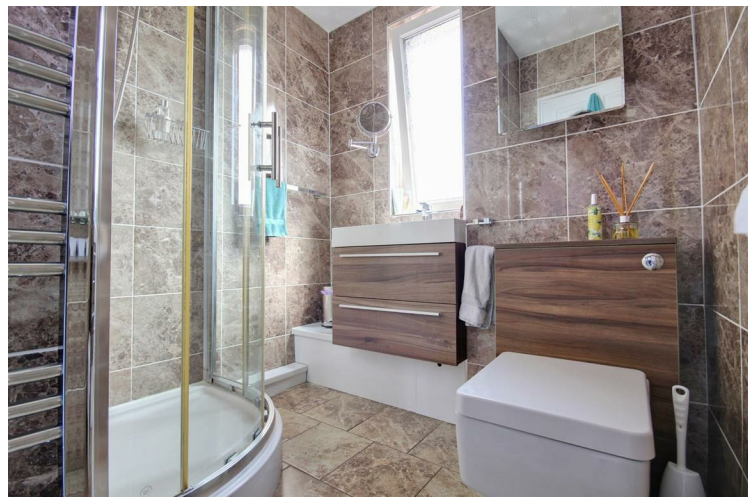




QUICK & CLARKE
The Property Specialists

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6 Highgate Court, Beverley HU17 0DW
£169,950

- Balcony with superb views of Beverley Minster
- Flexibility of space - three bedrooms
- Second floor apartment
- Well-proportioned and well laid out
- Fabulous location facing Highgate
- Possibility of additional garage
- Gas central heating and double glazing
- Council tax band B
- EPC rating C

A beautifully presented and very well-proportioned second floor apartment situated in a fabulous position on historic Highgate with views of the Minster. Located in a beautiful part of the town centre with all the amenities conveniently close by, the property has a balcony which overlooks the Vicarage gardens opposite and south to the magnificent western end of Beverley Minster.

Having the flexibility of three bedrooms, one of which is used as a dining room by the current owner, the property benefits from a modern kitchen and bathroom. Garages are available for a monthly charge of £15.00 subject to availability.

LOCATION

The property is located on historic Highgate which runs between Wednesday Market and Beverley Minster in the centre of town. This fabulous position not only provides ease of access to all the amenities of Beverley, but it also gives the apartment a westerly facing aspect to the front and onto the balcony which has lovely views over the rooftops to the Minster.

THE ACCOMMODATION COMPRISES

SECOND FLOOR

ENTRANCE HALL

With wooden fire door off the communal landing which serves two second floor apartments. Large shelved out storage cupboard.

LIVING ROOM

16'7 x 11'7 (5.05m x 3.53m)

A well-proportioned room with a superb light and bright ambience. Westerly facing with French doors leading onto the balcony and further window which overlooks the garden of the Vicarage, the balcony has superb views to the Minster.

KITCHEN

14'10 x 7'1 (4.52m x 2.16m)

Offering a good range of wall and base storage units with cream fronts and complementing butchers block laminate worksurfaces with upstand. Porcelain Belfast sink, integrated dishwasher and range oven with electric hob. Behind the range is a stainless steel splashback with extractor above. Space and plumbing for washer dryer and fridge freezer. Modern wall-mounted gas boiler, two windows both giving beautiful views over the rooftops to the eastern end of Beverley Minster.

BEDROOM 1

16'10 x 8'9 (5.13m x 2.67m)

Two windows to the rear elevation and deep built-in wardrobes.

BEDROOM 2

11'3 x 8' (3.43m x 2.44m)

Built-in wardrobes and window to the front elevation with attractive plantation shutters.

BEDROOM 3

10'10 x 8'1 (3.30m x 2.46m)

Currently used as a dining room by the current owner with window to the front elevation with plantation shutters and large storage cupboard.

SHOWER ROOM

6'3 x 3'8 (1.91m x 1.12m)

Three piece sanitary suite comprising corner shower enclosure, vanity wash basin and back to the unit WC, heated towel rail, fully tiled walls and floor, window to the rear elevation.

OUTSIDE

Highgate Court is a purpose built block of apartments constructed in the 1960s around a courtyard for parking and with garages. The property shares communal parking and an attractive and well-kept garden.

The apartments have recently undergone a program of improvements which includes new roofs with increased insulation, new double glazing to the stairwell and a new carpet to be installed on the stairwell within the coming weeks.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Leasehold. All residents of the development hold an equal share in

Minster View Properties which owns the 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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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any 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 Metaphor 12/02/08

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.