





The Property Specialists

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Apt 1 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
- Local developer

A lovely conversion of an historic building in the heart of Beverley town centre, only a few short paces from Saturday Market Place and renovated to provide a one bedroom town house, offering bedroom and shower room at ground floor level with wonderful open plan living space at first floor. The property extends to approximately 520 square feet and is ready for immediate occupation with carpets and floor coverings laid, quality kitchen appliances and a super finish throughout.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Staircase to first floor and radiator.

BEDROOM

11'8" maximum x 13'1" (3.56m maximum x 3.99m)
Sealed unit double glazed window with blind fitted, down lighters, understairs storage cupboard housing gas fired central heating boiler and radiator.

SHOWER ROOM

6'2" x 5' (1.88m x 1.52m)
Shower in corner cubicle with monsoon shower and hand attachment, low level w.c. and vanity wash basin with drawers below, marble effect tiling to walls, stone tile effect floor and chrome towel radiator.

FIRST FLOOR

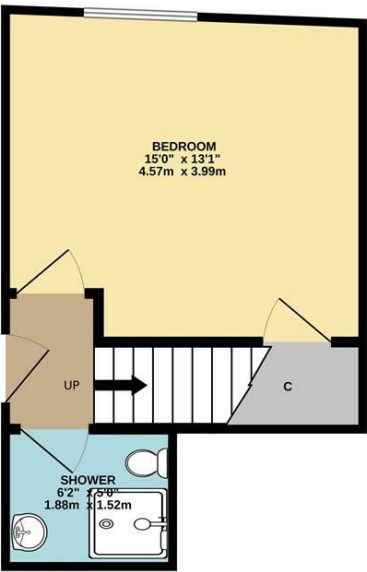
OPEN PLAN KITCHEN/LIVING/DINING ROOM

19'6" x 15' maximum (5.94m x 4.57m maximum)
Timber effect flooring, sealed unit double glazed windows with fitted blinds and radiator. A good range of base, eye level and larder units with stone effect work surfaces incorporating AEG induction hob with contemporary glass extractor above, also benefitting from integrated AEG electric oven and separate AEG microwave, hot water tap, integrated dishwasher, fridge and freezer.

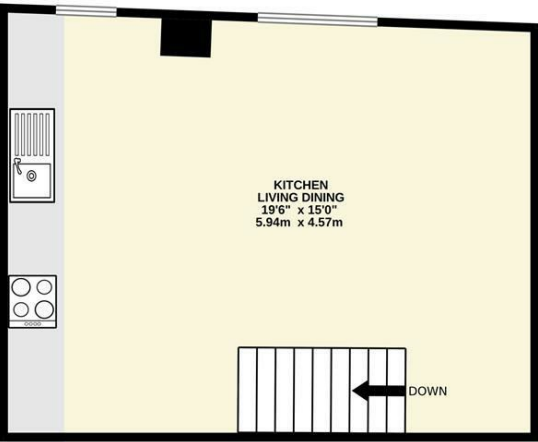
OUTSIDE

There is a communal paved sett and gravel courtyard area with enclosed bin store.

GROUND FLOOR



1ST FLOOR



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.

Whilst 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.
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