



SYMONDS + GREENHAM

Estate and Letting Agents



45 Highgate, Beverley, HU17 0DN Offers over £300,000

Nestled in the heart of Beverley, this exceptional townhouse epitomizes the charm and elegance of its surroundings. Set against the majestic backdrop of Beverley Minster Church, its doorstep views offer a daily reminder of the town's rich history and architectural splendor.

Spread across three meticulously designed floors, with an additional converted loft space, this residence seamlessly blends timeless period features with contemporary comforts. From the moment you step inside, you'll be greeted by the allure of deep skirtings, intricate ceiling cornices, and elegant pine doors, all meticulously preserved to retain the property's inherent character.

Recently refurbished to the highest standards, the interiors boast immaculate finishes and new floor coverings throughout, creating a welcoming ambiance that's both stylish and inviting. With no onward chain, the opportunity to make this house your home is as effortless as it is enticing.

Conveniently located within walking distance of Beverley's bustling town center, residents will enjoy easy access to an array of shops, restaurants, and amenities, making everyday living a delight. Whether you're drawn to the vibrant local culture or the tranquil beauty of the surrounding area, this property offers the perfect balance of convenience and serenity.

Experience the best of Beverley living in this captivating townhouse, where every detail has been thoughtfully curated to offer a lifestyle of unparalleled comfort and sophistication.

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor

SITTING/DINING ROOM

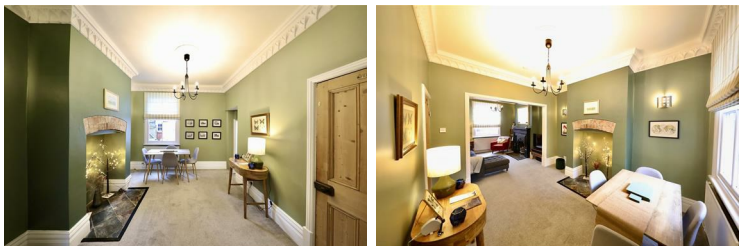
Indulge in the warmth of this through room featuring a charming open grate cast iron fireplace, complemented by a painted fire surround and stone hearth. Admire the intricate ceiling cornice, stay cozy with two radiators, and enjoy the convenience of a walk-in under stairs cupboard.



SITTING ROOM



DINING ROOM



UTILITY ROOM

with wall mounted gas combination boiler woodblock work surface and plumbing for automatic washing machine.

KITCHEN

Experience culinary delight in this impeccably designed kitchen boasting traditional bespoke painted timber cabinets. Admire the elegance of the wood block worktop, perfectly complemented by a charming Belfast sink and integrated fridge. Cook in style with a dual fuel cooking range nestled within a chic chimney breast style recess, complete with a sleek extractor hood above. Step outside through the quaint stable door to the charming courtyard, seamlessly blending indoor and outdoor living.



FIRST FLOOR

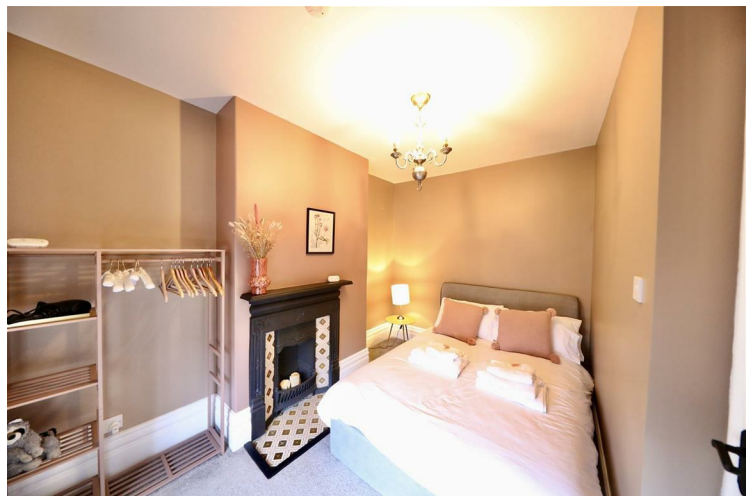
LANDING

with stairs to the second floor



BEDROOM TWO

with cast iron fireplace with tiled insert and hearth.



BATHROOM

Unwind in style in this charming bathroom adorned with a cast

iron fireplace featuring a tiled insert. Enjoy modern comforts such as a tiled shower enclosure with a plumbed shower unit, a high flush WC, and a panelled bath with mixer taps. Complete with a pedestal wash hand basin, ceiling cornice, and radiator, this space seamlessly blends vintage charm with contemporary convenience.



BEDROOM THREE



SECOND FLOOR

BEDROOM ONE

Ascend to the rooftop retreat, where sloping ceilings frame a cozy haven. Two rear Velux windows offer glimpses of the majestic Minster, adding a touch of enchantment to the space.



OUTSIDE

Explore the external charm of this residence with pedestrian access along the left side leading to a quaint rear courtyard adorned with small York stone paving. Discover convenience

with a brick and tile storage shed, perfect for all your outdoor essentials. Parking is made easy with on-street availability, with residents permits readily accessible for added convenience.



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band C

TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

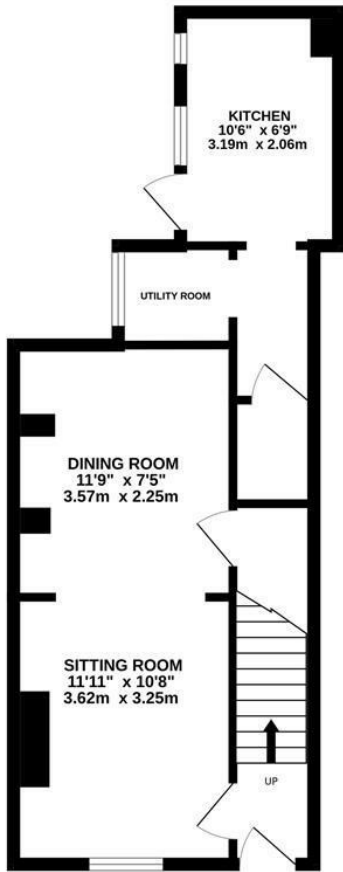
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

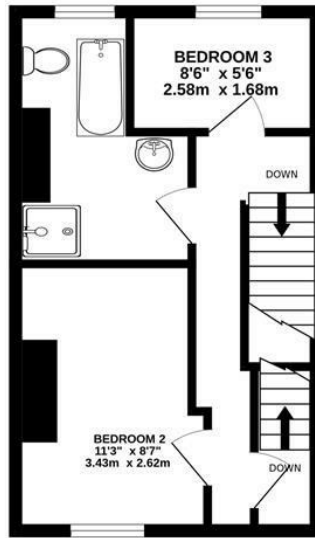
DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

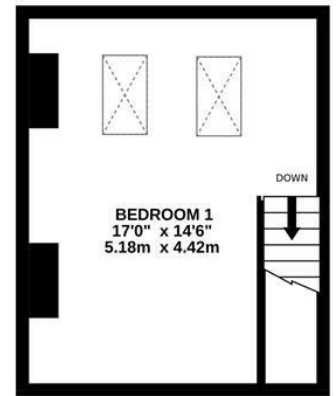
GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



2ND FLOOR
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA: 1054 sq.ft. (97.9 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(02 plus) A		
(1-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

