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Limb
MOVING HOME



The Studio, 8 Keldgate, Beverley, East Yorkshire, HU17 8HY

- 📍 Unique Freehold Home
- 📍 Private Walled Garden
- 📍 No Onward Chain
- 📍 Council Tax Band = B

- 📍 Beverley Minster Views
- 📍 Character Features
- 📍 Walk to Town Centre
- 📍 Freehold/EPC = E

£185,000

INTRODUCTION

Hidden away in one of Beverley's most sought after and historic locations, this unique freehold home enjoys an enviable setting with magnificent views of the west front of Beverley Minster, all whilst being just a short stroll from the town centre. Rarely available, the property offers an exceptional combination of character, privacy and convenience, making it equally appealing as a permanent home, weekend retreat or investment opportunity.

Beautifully presented throughout and offered with no onward chain, the accommodation has been thoughtfully updated to create a stylish yet welcoming environment. An impressive open-plan living space forms the heart of the home, featuring a log burning stove, dining area and a well equipped kitchen with integrated appliances. There is also a double bedroom enjoying delightful views towards Beverley Minster together with a contemporary shower room incorporating underfloor heating. Recently-fitted gas boiler with warranty.

Outside, the property benefits from a secluded, low maintenance walled garden which enjoys a surprising degree of privacy and provides the perfect place to relax whilst taking in the stunning backdrop of Beverley Minster.

ACCOMMODATION

Entrance door to:



OPEN-PLAN LIVING ROOM WITH DINING AREA

With feature log burning stove on slate hearth, extensive storage cupboards and wardrobes to one wall, skylight window and feature wood flooring.



KITCHEN AREA

With a range of shaker-style fitted floor and wall units incorporating built-in appliances comprising four-ring gas hob, single electric oven, integrated fridge and slimline dishwasher, concealed washer/dryer, inset sink unit with mixer tap and wooden work surfaces, tiled floor and cupboard housing gas-fired combi boiler (installed in September 2024 and has the balance of a 5-year warranty).



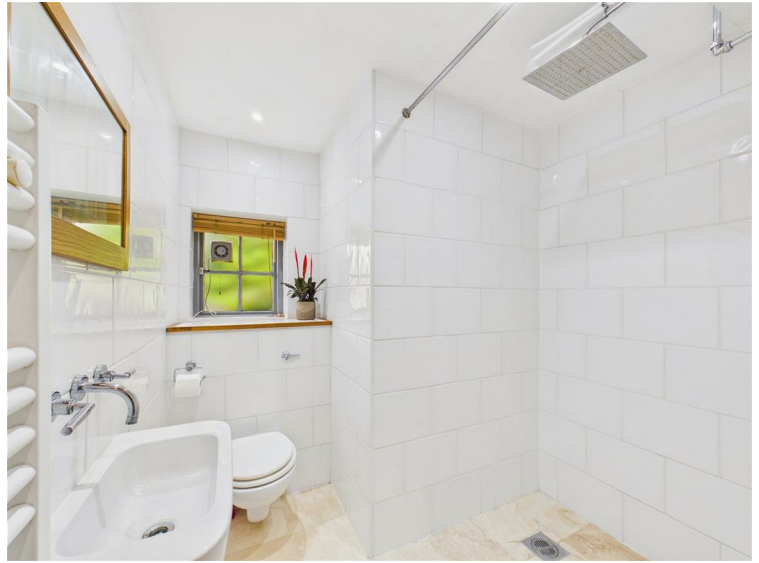
BEDROOM

Two skylight windows, window overlooking the garden and the Minster, with feature wood flooring.



SHOWER ROOM

Fully tiled shower room with rainhead shower, wash hand basin and low flush WC, tiled floor, heated towel rail and underfloor heating.



OUTSIDE

Approached via shared pedestrian access from Keldgate, there is a gated access to the private enclosed garden. This secluded low maintenance garden is fenced and walled with attractive area of planting and enjoys spectacular views of Beverley Minster.



PARKING

Residents permit parking is available close by on Long Lane or St John Street. There is a charge of £35 per year for one car (restrictions may apply).

HEATING

The property has gas-fired central heating.

GLAZING

The property has partial sealed unit double glazed windows.

TENURE

Freehold

LOCATION

Tucked away in an extremely secluded yet central position off Keldgate, close to its junction with Long Lane, the property enjoys an enviable setting just a stone's throw from the historic Beverley Minster, with stunning views of its magnificent west front. Situated within a short walk of Wednesday Market and the bustling centre of Beverley, the ground floor accommodation is also conveniently placed for the town's railway station, Flemingate Shopping Centre, Beverley Leisure Centre and a wide range of everyday amenities.

Widely regarded as the jewel of the East Riding, Beverley is a historic market town centred around its medieval Minster and renowned for its blend of heritage, elegance and contemporary living. With cobbled streets, a beautiful Georgian Quarter and a sophisticated social scene, Beverley is consistently recognised as one of the best places to live in the UK. The town balances rich architectural character with a cosmopolitan lifestyle, from the expansive open pastures of the Westwood to the high-end boutiques, cafés and restaurants surrounding Saturday Market and the neighbouring streets.

Beverley's thriving town centre is a premier shopping destination, offering an appealing mix of independent boutiques, established national retailers and a bustling weekly market. The Flemingate development has further enhanced the town's appeal, introducing a modern cinema, additional retail provision and an excellent selection of bars and restaurants. Recreational opportunities are equally impressive, with the historic Beverley Racecourse, Beverley & East Riding Golf Club and the vast open greenery of the Westwood all contributing to the town's outstanding lifestyle offering.

Beverley benefits from excellent regional connectivity and serves as a key hub within the East Riding. The town's railway station offers regular services to Hull, York and Scarborough, alongside direct connections to London Kings Cross in approximately three hours. For motorists, the A164 provides convenient access to the Humber Bridge and the A63/M62 corridor, while the Beverley bypass offers straightforward routes towards the Yorkshire coast and the northern parts of the county.

Beyond the town itself, Beverley provides exceptional access to the surrounding East Riding countryside. Positioned as a gateway to the Yorkshire Wolds, the area is surrounded by rolling landscapes, scenic walking routes and picturesque villages. The dramatic East Yorkshire coastline, with its soaring cliffs and sandy beaches, is also within easy reach. This unique combination of refined town living and immediate access to unspoilt natural beauty encapsulates the very best of East Yorkshire life.

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.



FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.

All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.

Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:

- (i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute any part of an offer or contract
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct however any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
- (iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.

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, particularly if you contemplate travelling some distance to view the property.

These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PERSONAL INTEREST DISCLAIMER

In accordance with Section 21 of the Estate Agents Act 1979 we hereby disclose there is a personal interest in the sale of this property in that the seller of the property is an employee of this company.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

