

Lairgate, Beverley, HU17 8HN

william h brown

Welcome to

Lairgate, Beverley

A remarkable residence providing a rare opportunity to acquire one of Beverley's most prestigious homes, combining timeless period elegance, exceptional family living and a truly spectacular kitchen/diner in the heart of the town centre.



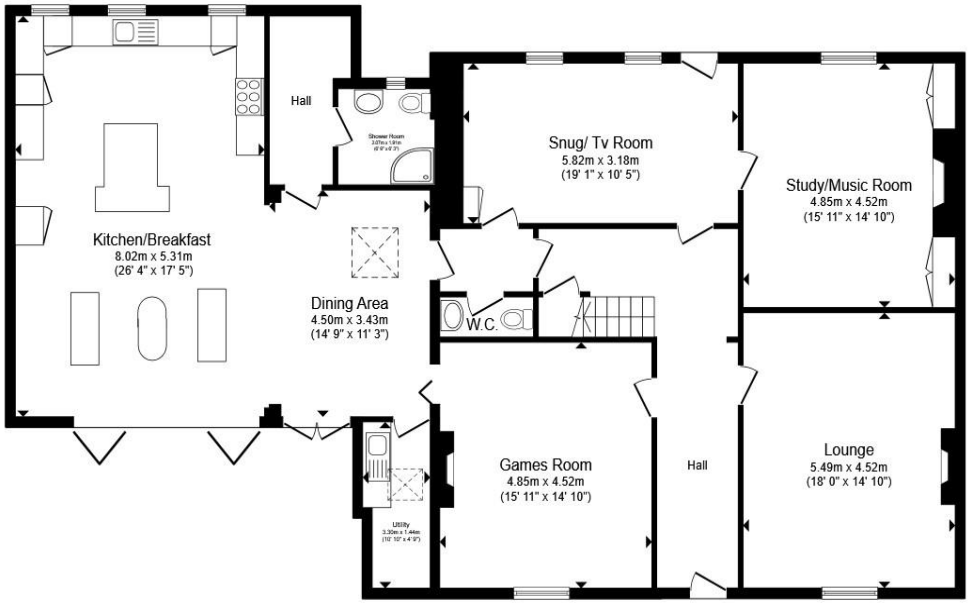




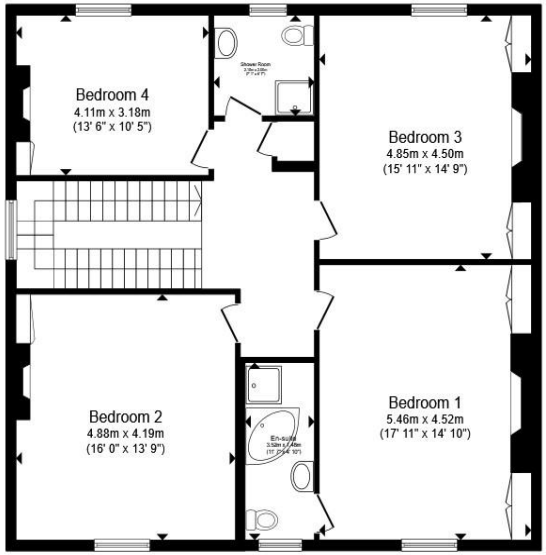








Ground Floor



First Floor

Entrance Hall

Lounge

Study/Music Room

Dining Room

Games Room

Kitchen/Breakfast

Snug/Tv Room

Ground Floor Shower Room

Ground Floor Cloakroom

Utility Room

Bedroom 1

En Suite

Bedroom 2

Bedroom 3

Bedroom 4

First Foor Shower Room

Wrap Around Gardens

Driveway & Double Garage

Agents Note

Please note this property lies within a conversation area and is a grade ll listed building.

Under the terms of the Estate Agency Act 1979 please note that the vendor of this property is a relative of an Employee of the Connells Group of companies.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 302.7 m² (3,258 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

welcome to

Lairgate, Beverley

- Exceptional Grade II Listed detached family home
- One of Beverley's most prestigious residential addresses
- Stunning bespoke kitchen/diner with underfloor heating and bi-fold doors
- Four vast double bedrooms
- Beautiful wrap-around gardens

Tenure: Freehold EPC Rating: D
Council Tax Band: G

Directions to this property:

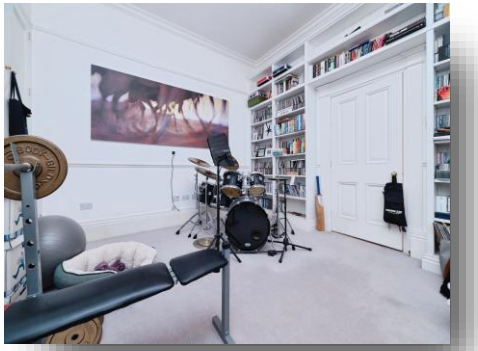
See map below for directions. For more information, please contact the branch on 01482 880488

Price

£1,450,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV107927

The Property Ombudsman

Property Ref:
BEV107927 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01482 880488

Beverley@williamhbrown.co.uk

5A North Bar Within, BEVERLEY, East Yorkshire, HU17 8AP

williamhbrown.co.uk