



34 Highgate, Beverley HU17 0DN
Informal tender £375,000

- For Sale by Informal Tender
- Closing date 12.00 Noon Friday 13th November 2020
- Town Centre Living close to Minster
- Offering huge potential
- Four double bedrooms
- Option of ground floor bedroom
- Two receptions
- Potential fifth bedroom at ground floor level
- In need of some modernations
- EPC: awaited

THE PROPERTY

A superb Period mid-terrace offering huge potential. Beautifully laid out and boasting four double bedrooms, the property is situated in the very heart of historic Beverley close to the Minster and has a westerly facing garden. Arranged over three floors, the property has been extended to the rear with the addition of a ground floor shower room with adjacent study, which could equally be used as a bedroom.

The property is being sold by Informal Tender, with the closing date being 12 Noon on Friday 13th November 2020.

LOCATION

The property is located on the western side of historic Highgate which leads down from Wednesday Market to the Minster. Ideally situated very close to all the amenities of Beverley and surrounded by properties of Architectural Merit a more attractive central location may be difficult to find.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

7'3" x 3'1" (2.21m x 0.94m)

Timber front door with stained glass panel, porcelain tiled floor and matwell. A window above the door creates a light and bright entrance way.

ENTRANCE HALL

10'1" x 3'4" (3.07m x 1.02m)

Leading directly into the sitting room and with an ornate glass panelled front door and stairs to the first floor accommodation.

SITTING ROOM

16'0" x 14'6" (4.88m x 4.42m)

The focal point of the room is a stone fireplace with matching hearth and back housing gas living flame fire. Wooden cupboards in alcoves to either side and French doors lead out onto the garden.

LIVING ROOM

13'4" x 12'6" (4.06m x 3.81m)

Sash window to the front elevation, Victorian style arched fireplace with gas living flame fire, bookshelves in alcoves to either side.

KITCHEN

14'10" x 6'5" (4.52m x 1.96m)

Offering a range of wall and base storage units with solid wood fronts and glass display cabinets, matching oak butchers block worksurfaces. 1 1/2 bowl stainless steel sink and drainer, four ring gas hob, integrated oven, space for dishwasher, fridge and freezer, and large storage cupboard understairs. Window to the side elevation and skylight to ceiling, Indian slate floor and archway through to the utility room.

UTILITY ROOM

With a modern Ideal Standard Logic Plus boiler, worksurface and drawer units, inset Belfast sink and space and plumbing for washing machine. Vaulted ceiling with space for SheilaMaid and glass panelled door opening onto the garden with further windows to two sides.

DOWNSTAIRS SHOWER ROOM / CLOAKROOM

5'7" x 4'5" (1.70m x 1.35m)

Three piece sanitary suite comprising shower cubicle with thermostatic shower valve, WC and wall-hung hand wash basin. A window provides borrowed light from the utility room.

STUDY/BEDROOM 5

11'9" x 7'11" (3.58m x 2.41m)

A useful room which could also be used as a fifth bedroom if required with having the shower room adjacent. Arched feature window overlooking the garden and further skylight above. Timber mezzanine storage has been fitted and there is a continuation of the slate tiled floor.

FIRST FLOOR

LANDING

BEDROOM 1

15'2" x 13'1" (4.62m x 3.99m)

A generous sized principal bedroom with a range of fitted cupboards which cover the old fireplace, two windows to the front elevation.

BEDROOM 2

13'1" x 10'5" (3.99m x 3.18m)

Window to the rear elevation with a westerly aspect overlooking the rear garden.

BATHROOM

10'1" x 6'5" (3.07m x 1.96m)

Modern panelled bath with Aqualisa power shower over, low level WC, heated towel rail and plumbing for hand wash basin. Freshly plastered walls and feature arched window to the rear elevation.

SECOND FLOOR

LANDING

Access to the loft for storage.

BEDROOM 3

16'4" x 11'1" (4.98m x 3.38m)

Dormer window to front elevation.

BEDROOM 4

10'6" x 10'11" (3.20m x 3.33m)

Dormer window to rear elevation with attractive views over the rooftops to the west.

REAR GARDEN

Westerly facing and relatively private. A brick sett patio lies adjacent to the kitchen and the study, and leads out onto a compact garden with a continuation of the brick setts and wide and well-stocked flower borders. To the rear of the property is a mature Yew tree and a large shed for storage. The property backs onto the quiet garden of the Minster.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

TENURE

We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Beverley office on 01482 886200 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

EPC RATING

For full details of the EPC rating of this property please contact our office.

INFORMAL TENDER DETAILS

METHOD OF SALE

The basis of the sale is by way of Informal Tender and we are therefore inviting interested parties to submit their best offer in writing within a sealed envelope on or before the closing date of 12.00 Noon on Friday 13th November 2020. The seller reserves the right to accept the offer that is best in their opinion but also reserves the right to end the Informal Tender process if an acceptable offer is received prior to the closing date.

INFORMAL TENDER GUIDELINES

The successful bidder will be notified verbally and in writing at which time Solicitors will be instructed to commence the conveyancing process. It will be expected that the purchaser will be able to exchange contracts within four weeks of the memorandum of sale being issued with completion to follow thereafter. Bids are subject to contract.

All bids will be treated confidentially.

INSTRUCTIONS



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 misstatement. This plan is for illustrative purposes only and should be used as such for 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 Metrage 0200