



QUICK & CLARKE
The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk



Apt 2 The Manor House 11 Atkinson Way, Beverley HU17
Guide Price £300,000

- Outstanding ground floor apartment
- High specification
- Private external space
- 2 bedrooms
- En-suite and family bathroom
- Stone's throw from Westwood
- Short walk to town centre
- 2 allocated car parking spaces
- EPC Rating: C

An outstanding luxury ground floor apartment, offering two bedroomed accommodation and benefitting from its own private balcony and two allocated car parking spaces. The Manor House is the feature building in the outstanding conversion of the former Westwood Hospital, by the award winning specialist developers P J Livesey Ltd. This wonderful home is located only a stone's throw from the open pastures of Beverley Westwood, whilst a short amble down Woodlands and Wood Lane leads you directly into the centre of this historic Georgian market town. The spacious accommodation extends to in excess of 800 square feet having open plan living room/kitchen with two good size double bedrooms, one of which benefits from an en-suite shower room, and family bathroom. This apartment is one of the few that benefits from private outside space and the car parking facility is a significant asset which is absent from many town centre properties.

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

COMMUNAL ENTRANCE HALL

Security entrance facility leading to:

ENTRANCE HALL

Two built-in storage cupboards, one of which houses the gas fired central heating boiler.

LIVING ROOM

13'3" x 16'5" (4.04m x 5.00m)

Sealed unit double glazed windows to two elevations and two radiators. Open to:

KITCHEN

6'7" x 10'10" (2.01m x 3.30m)

White base and eye level units with polished stone work surfaces incorporating an electric oven and hob with microwave, integrated fridge freezer, dish washer and washer dryer. Single drainer sink unit and sealed unit double glazed window.

BEDROOM 1

16'6" x 9' (5.03m x 2.74m)

Fitted wardrobes, sealed unit double glazed bay window and two radiators.

EN-SUITE

Shower in oversize cubicle, half pedestal wash basin and low level w.c., tiled floor and walls, sealed unit double glazed window with feature wall mounted frameless mirror and twin cabinets.

BEDROOM 2

12'2" x 8'10" (3.71m x 2.69m)

Fitted wardrobe, sealed unit double glazed window and radiator.

FAMILY BATHROOM

7'9" x 5'8" (2.36m x 1.73m)

Panelled bath, half pedestal wash basin and low level w.c., wall mounted frameless mirror with twin cabinets, tiled floor and walls and chrome towel radiator.

BALONCY

Accessed directly from the living room, an extremely useful private balcony area.

CAR PARKING

The apartment benefits from two allocated car parking spaces to the side of the Manor House.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from sealed unit double glazing.

TENURE

We believe the tenure of the property to be Leasehold on a 250 year Lease from 01.01.2015 (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band D.

AGENT'S NOTE

We are advised that the ground rent is £250.00 per annum payable in 2 installments and that the maintenance service charge is currently £162.60 per month. This should be confirmed by the vendor's Solicitors.

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

EPC RATING

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

GROUND 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. Made with Metamax 02023