



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



20 Minster Court, Beverley HU17 8HQ
£155,000

- Spacious two bedroom apartment
- Ground floor
- Communal parking
- Centre of town location
- Close to the amenities
- Modern kitchen and bathroom
- Council tax band B
- EPC Rating D

A superb, spacious ground floor apartment located conveniently close to the front entrance door and communal car park. Having been modernised with an attractive kitchen and bathroom, this superb apartment has the benefit of a peaceful yet centrally located setting and communal parking. With new electric heating the property is also double glazed.

Viewing is highly recommended.

LOCATION

The property has a superb location on the South side of the centre of Beverley. Situated on historic Minster Moorgate, which leads up to Beverley Minster from Lairgate, this superb position provides ease of access to all the amenities of Beverley.

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

HALLWAY

Housing the electric meters and consumer unit.

INNER HALLWAY

Shelves and hanging space. Doors lead through to the lounge, bedrooms and the bathroom.

LOUNGE / DINING ROOM

17'7" x 10'5" (5.36m x 3.18m)

A well-proportioned room with space for both living and dining room furniture. The focal point of the room is an attractive, contemporary styled electric fire and new electric radiator. A bay window overlooks the communal car park and a door leads through into the kitchen.

KITCHEN

8'7" x 6'9" (2.62m x 2.06m)

A modern fitted kitchen with ash style fronts and contrasting laminate work surfaces and ceramic tile splashbacks, four ring ceramic hob with extractor over, integrated oven, microwave, space and plumbing for washing machine, fridge, freezer, stainless steel sink and drainer, and window to the front elevation.

BEDROOM 1

12'1" x 10'5" (3.68m x 3.18m)

An extensive range of fitted wardrobes, some with mirrored fronts, window to the rear elevation overlooking the communal gardens and new electric radiator.

BEDROOM 2

9'3" x 6'6" (2.82m x 1.98m)

Window to the rear elevation and storage cupboard housing the hot water tank with immersion heater.

BATHROOM

A modern bathroom with a three piece suite comprising vanity unit with recessed hand wash basin and back to the unit w.c., panelled bath with separate electric shower over and glass screen, tiled walls and floor and electric heated towel rail.

OUTSIDE

Minster Court is surrounded by communal gardens which are attractively maintained and well tended. Immediately in front of the apartment block is the communal parking which provides ample private parking for the residents.

SERVICES

Mains water, electric and drainage are available or connected to the property.

CENTRAL HEATING

The property benefits from an electric central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Leasehold on a 999 year lease from 01.01.2019 with an annual maintenance charge/ground rent of £1,009 per annum paid quarterly (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band B.

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 the 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.



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.

While 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 quality or efficiency can be given. Made with floorplan 0203