



**The Clarence, The Hideaway Denton Street, Beverley**  
**£205,000**

- Ground floor newly built apartment
- Private entrance
- Unique bespoke build
- Private garden space
- Allocated parking
- Stunning modern development
- Very energy efficient
- Built to the most recent building regulations
- EPC: To be confirmed
- Council Tax Band: To be confirmed

The definition of an apartment barely applies - with its own front and back door, this fabulous ground floor apartment also has its own private garden area. Highly efficient and highly specified, the property is built to the most recent Building Regulations and has a beautifully styled interior and stunning exterior, which showcases the best of both the Builder and the Architect. With a light and bright ambience and designed to provide for a great feeling of space, the property also benefits from private parking and a superb position on this fabulously eye-catching and exclusive development.

#### LOCATION

Situated at the head of Denton Street, this bold development is strikingly different from the period terraced properties typical of Beverley's attractive centre. Nestled between Holme Church Lane and Beverley's historic Beckside, the properties lie in a convenient location just 0.5mi from the Flemingate Shopping centre, 0.8mi from the Railway Station/Town centre and with Beverley's majestic Minster in clear view.

Beverley is the County Town of the East Riding of Yorkshire. Situated 27 miles south-east of York and 15 miles north-west of Kingston Upon Hull, Beverley is a pretty market town with a great deal to offer. Lying conveniently close to the coast (12 mi) and situated at the foot of the rolling Yorkshire Wolds, the town centre has a vibrant mix of shops, bars and restaurants and has something to offer for everyone.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALL

18'3" x 3'2" (5.56m x 0.97m)

##### OPEN PLAN LIVING/DINING KITCHEN

17'10" x 11'3" maximum (5.44m x 3.43m maximum)

##### BEDROOM 1

11'4" x 10' maximum (3.45m x 3.05m maximum)

##### BEDROOM 2

10' x 6'11" maximum (3.05m x 2.11m maximum)

##### BATHROOM

6'6" x 5'1" maximum (1.98m x 1.55m maximum)

##### PRIVATE GARDEN & PARKING

##### SERVICES

All mains services will available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system.

##### DOUBLE GLAZING

The property benefits from uPVC double glazing.

##### TENURE

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

##### PHOTOGRAPHS

Photographs do not represent actual plot.



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 layout, fixtures and fittings shown have not been tested and no guarantee as to their quality or efficiency can be given. Made with floorplan 0204