

**The Westminster, The Hideaway, Denton Street, Beverley**

**£215,000**



- First floor newly built apartment
- Unique bespoke build
- Allocated parking
- Stunning modern development
- 3 bedrooms & 2 bathrooms
- Very energy efficient
- Built to the most recent building regulations
- EPC Rating: To be confirmed
- Council Tax Band: To be confirmed

A stunning light, bright and contemporary styled first floor apartment, situated in this purpose-built block of only three apartments and one townhouse. Built to the most recent Building Regulations, the property has an extremely high efficiency and specification. With a completely unique layout which offers two double bedrooms, a further single bedroom/study and two bathrooms, the property has a fabulous shaped living kitchen with floor to ceiling windows at one corner. The flexibility of the layout allows for the principal bedroom to have an en-suite bathroom and the property also benefits from private parking in this beautiful courtyard setting.

#### 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 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)

#### UTILITY ROOM

#### BEDROOM 2

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

#### BEDROOM 3

#### BATHROOM

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

#### PRIVATE 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

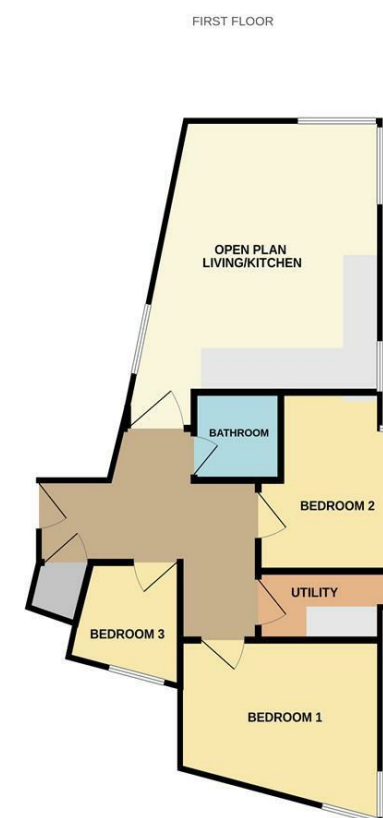
The property benefits from uPVC double glazing.

#### TENURE

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

#### PHOTOGRAPHS

Photographs may 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, contents and appearance shown are not to be taken as a guarantee as to their quality or efficiency can be given. Made with floorplan 02024