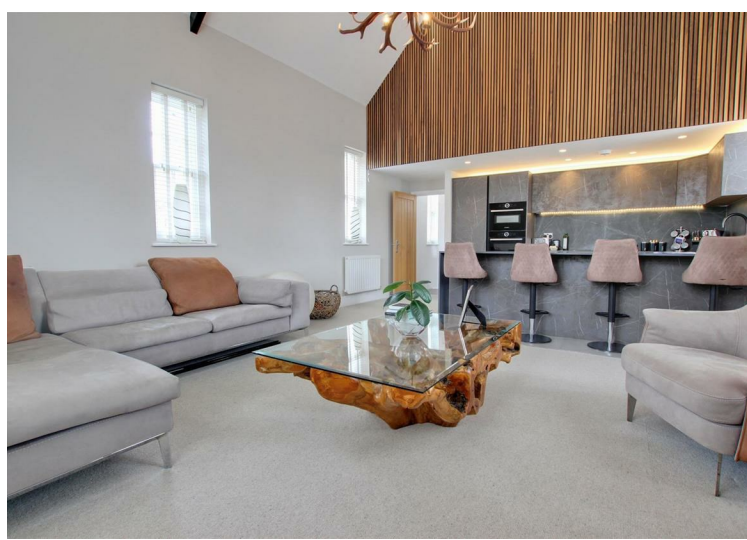




QUICK & CLARKE
The Property Specialists

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14 The Manor House, Beverley HU17 8FW
£399,950

- Incredible contemporary home
- Located within Grade II listed property
- Close to town centre and Westwood
- Over 1,450 square feet
- High quality fixtures and fittings
- Newly fitted kitchen
- Private sun terrace
- Parking
- Outstanding residence
- EPC Rating: B; Council Tax Band: F

An absolutely stunning example of a contemporary penthouse apartment within a wonderful, historic Grade II listed building.

No.14 The Manor House offers approximately 1,450 square feet of living accommodation and is therefore more spacious than many four bed detached houses.

The accommodation is offered to the highest standard with quality bathroom fittings, and a recently installed kitchen with Italian quartz work surfaces.

The accommodation is further enhanced by the extremely private sun terrace and allocated car parking. This really is a stunning home, only a very short walk from the centre of this historic market town and a stone's throw away from the beautiful open pastures of Beverley Westwood.

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

Lift and staircase access to each floor.

ENTRANCE HALL

Timber effect flooring, two radiators and staircase to first floor.

OPEN PLAN KITCHEN/DAY ROOM

23'8" x 16'3" (7.21m x 4.95m)

A remarkable room offering light and spacious accommodation, having newly fitted marbled base and eye level units with Italian quartz work surfaces incorporating a five ring induction hob, built-in electric oven and microwave, single drainer sink unit, exposed roof beams, sealed unit double glazed windows and radiator.

BEDROOM 2

15'9" x 9' (4.80m x 2.74m)

Sealed unit double glazed windows and two radiators.

EN-SUITE

Tiled floor and walls, monsoon shower, half pedestal wash basin and low level w.c., sealed unit double glazed window and chrome towel radiator.

BEDROOM 3

12'6" x 8'8" (3.81m x 2.64m)

Sealed unit double glazed window and radiator.

FAMILY BATHROOM

Tiled floor and walls, half pedestal wash basin, enclosed bath and low level w.c. along with chrome towel radiator.

FIRST FLOOR

MASTER BEDROOM

12' x 20'6" (3.66m x 6.25m)

A range of built-in wardrobes, exposed roof timbers, sealed unit double glazed skylight and radiator.

BATHROOM

10'6" x 4'9" (3.20m x 1.45m)

Tiled floor and walls, shower in oversize cubicle, vanity cantilevered wash basin with cupboard below, low level w.c. and chrome towel radiator.

UTILITY ROOM

Fitted worktop, plumbing for automatic washing machine and gas fired central heating boiler.

SUN TERRACE

11'10" x 10'2" maximum (3.61m x 3.10m maximum)

A private area of enclosed space with timber decking.

OUTSIDE

Allocated car parking space.

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 uPVC double glazing.

TENURE

We believe the tenure of the property to be Leasehold on a 250 year Lease from 01.01.2015 and a ground rent of £250.00 p.a. is payable in two instalments. (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band F.

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



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 floors, 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix (C)2011