





The Property Specialists

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12 Minster Wharf, Beverley HU17 0PS
Offers in the region of £155,000

- Roomy two bedroom first floor apartment
- Modern heating and water system
- Attractive views of Beverley Minster
- Large open plan living/dining kitchen
- Immaculate throughout
- Allocated off street parking in courtyard
- Excellent 'lock up and leave'
- Investment potential
- 6 Mins* Walk from Flemingate Development
- EPC Rating: D Council Tax: C

A very spacious and impeccably maintained first-floor apartment, offering two comfortable double bedrooms and a generous open-plan living/dining kitchen. Enjoying superb westerly views down historic Flemingate towards Beverley Minster and situated in a prime location on Beckside, the property is just a six-minute walk from the Flemingate development.

Accommodation comprises: communal entrance hall, stairway and landing, apartment entrance hall, expansive living/dining kitchen, two double bedrooms, and a large family bathroom.

LOCATION

This superb position provides attractive views from Beckside and Flemingate to the Beverley Minster. Take a walk along the beck and step into the countryside. Enjoy the wildlife and discover the many walks this area has to offer. The property is in a convenient location to access the amenities of Beverley with the Flemingate Development just six minutes walk (0.7 miles according to Google Maps). The property lies just off the main road network linking Beverley to Hull and the East Coast. This apartment is located on the first floor of this modern apartment block situated in a aesthetic position on the South side of Beverley Beck.

THE ACCOMMODATION COMPRISES

COMMUNAL ENTRANCE HALL

Accessed from the enclosed courtyard with visitor entry via an intercom system. The property is located on the first floor of this modern apartment block with the stairs immediately adjacent to both the communal entrance door and the apartment's front door.

ENTRANCE HALL

10'5" x 3'8" (3.20m x 1.14m)
With a wooden front door with a security spy hole, large storage cupboard and a further airing cupboard housing a modern 150 litre hot water tank with two separate immersion systems fitted. A door leads through into the reception and bedrooms.

OPEN PLAN LIVING DINING KITCHEN

18'2" x 17'8" (5.56m x 5.41m)
A very generous sized room with defined and spacious kitchen de-marked by a breakfast bar and a further open space allowing versatility of use with room for both living and dining room furniture.

The kitchen area measures 14'2" x 7'10" and offers a modern kitchen with wall and base storage units with beech fronts and contrasting laminate work surfaces, stainless steel sink and drainer and ceramic tiled splashbacks. With a four ring electric hob with a stainless steel canopy extractor over and integrated oven, there is also space for a fridge & freezer, washing machine and further appliances if required and with ten separate additional sockets.

Within the living area there are three windows to the front elevation which face West and towards the Beverley Minster and provides a superb backdrop looking up Beckside and Flemingate. The room has a light and airy feel.

BEDROOM 1

12'9" x 13'10" (3.91m x 4.22m)
A double bedroom with two windows to the front elevation and fitted cupboards with sliding mirrored fronts.

BEDROOM 2

10'2" x 10'0" (3.10m x 3.05m)
A double bedroom with a window to the rear elevation. With a free standing modern wardrobe and set of drawers which are included in the sale.

BATHROOM

A spacious bathroom allowing space for drying clothes and with a three piece modern sanitary suite comprising a panelled bath with separate thermostatic shower valve over, low level WC, vanity unit with semi-recessed hand wash basin, tiled splashbacks, two windows to the front elevation, electric heated towel rail and tiled floor.

OUTSIDE

Within the courtyard area is the allocated parking. The property has Bay No. 15 (which represents the original plot numbers for the apartments). The courtyard parking is accessed under an archway from Hull Road.

SERVICES

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

CENTRAL HEATING

The property has the benefit of electric heating.

DOUBLE GLAZING

The property has double glazing.

TENURE

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

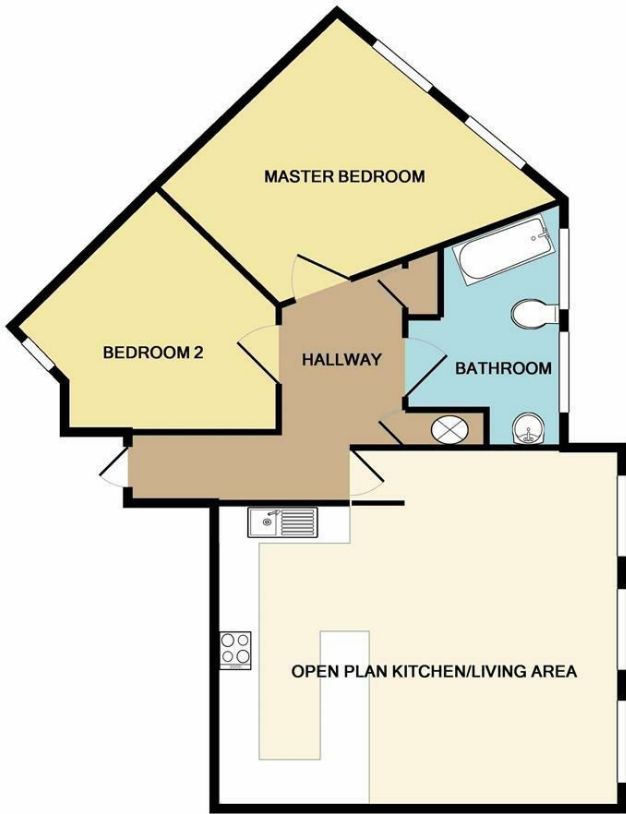
VIEWING

Contact the agents Beverley office on 01482 886200 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer

independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.



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 floor plan 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
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