



# QUICK&CLARKE

The Property Specialists

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**Apt 12 Andrews Court Molescroft Road, Beverley HU17**  
**Offers invited £310,000**

- Purpose built first floor apartment
- Two double bedrooms
- Living room with balcony offering extensive views
- Master bedroom with en suite
- High specification throughout
- No onward chain
- Council Tax Band: D
- EPC Rating: B

A purpose built and beautifully appointed first floor apartment which lies in one of the most desirable areas of Beverley. Occupying an elevated position, the apartment has a balcony which provides extensive views over the countryside of East Yorkshire. Situated to the rear of the apartment block this peaceful position is away from the main road and the property has a light and bright ambiance.

With a high specification and modern kitchen and bathroom fittings, the apartment has an attractive layout which includes a large open plan living room, with flexibility for both living and dining room furniture, modern fitted kitchen, master bedroom with en suite shower room, further double bedroom and shower room.

Also benefitting from the communal lounges and activity room within the apartment block, there is an allocated parking space, concierge service, Tunstall Emergency Response and a camera door entry system. Further, the property enjoys the communal gardens that surround the property.

LOCATION

St Andrews Court is situated in the much sought after Molescroft area of Beverley and lies on an elevated position on the eastern side of Molescroft Road. Situated on one of the most desirable roads in Beverley, which leads out from the North Bar via New Walk, the property is a beautiful stroll to the town centre which lies approximately 0.5 miles away.

THE ACCOMMODATION COMPRISES

HALLWAY

Wide entrance doorway with spyhole and letterbox. To one side the intercom access to the communal front door and Tunstall Emergency Response system. Walk-in utility storage cupboard which houses washer/dryer and heating system.

LIVING ROOM

20'1" x 15'1" (6.12m x 4.60m)  
A very well proportioned living room with flexibility of layout to accommodate both living and dining room furniture. The focal point of the room is a bespoke electric fire with attractive double glass panel doors opening from the entrance hall and further doorway into kitchen. French doors open onto a balcony which is spacious enough to accommodate chairs and table and offers extensive views over open countryside.

KITCHEN

7'10" x 6'8" (2.39m x 2.03m)  
An attractive modern kitchen with an extensive range of fitted storage unit with white gloss fronts and complimenting stainless steel handles. Contrasting laminate work surfaces with upstand, inset composite sink, Neff hob with glass splashback and canopy extractor over, integrated oven, microwave, fridge and freezer, slimline dishwasher, porcelain tiled floor and window to the side elevation.

MASTER BEDROOM

12'6" x 9'8" (3.81m x 2.95m)  
A generous sized double bedroom with walk-in wardrobe and floor to ceiling window and the option to have the highly specified single electric powered bed with concealed storage.

EN SUITE SHOWER ROOM

6'11" x 6'8" (2.11m x 2.03m)  
With three piece sanitary suite comprising vanity unit with back to the wall w.c., semi-recessed hand wash basin, shower enclosure, heated towel rail, vanity cabinet with inset light, partially tiled walls and fully tiled floor.

BEDROOM 2

11'4" x 10'2" (3.45m x 3.10m)  
A double bedroom with window to rear elevation.

SHOWER ROOM

7'2" x 4'11" (2.18m x 1.50m)  
With a three piece sanitary suite comprising vanity unit with back to the wall w.c. and semi-recessed hand wash basin, walk-in shower enclosure, partially tiled walls, vanity unit with inset LED lights, electric heated towel rail and porcelain tiled floor.

COMMUNAL FACILITIES

The property enjoys the use of the two lounges and an activity room which are situated on the first floor and the second floor as well as the on site concierge (not 24 hours). Having an allocated parking space in the car park in addition to the visitor's car parking, the property has use of the beautifully kept communal gardens which surround the property.

SERVICES

Mains water, electricity 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 (this will be confirmed by the vendor's solicitor).

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](mailto:beverley@qandc.net)

GROUND FLOOR



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 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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