



11, Minster Wharf,
Beverley, HU17 0PS
£175,000



Fabulous sized, duplex apartment situated within the popular development of Minster Wharf is available with no chain!

Deceptively spacious apartment is the ideal property commuting professionals or those needing to work from home. Benefitting from an allocated parking space and private entrance way this is one property not to miss.

Briefly comprising of private entrance to ground floor, open plan kitchen/diner and living room and third bedroom to the first floor, then two bedrooms and a bathroom to the second.

EPC RATING - C

This property is Leasehold. East Riding of Yorkshire Council .Council Tax Band D.



The popular and highly regarded historic market town of Beverley in East Yorkshire boasts an excellent range of local amenities including an extensive range of shops, numerous bars and restaurants. Beverley offers a numerous range of landmarks such as the Beverley Minster and the open countryside of Westwood Pasture. Great transport links to Hull, York and beyond, with the railway station close to the town centre.

SUMMARY

Recently redecorated and new carpets fitted throughout, this duplex apartment situated within the popular development of Minster Wharf is available with no chain.

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GROUND FLOOR

ENTRANCE HALL

With front entrance door, carpet flooring and stairs leading to accommodation.

FIRST FLOOR

HALLWAY

Window to the front elevation, carpet flooring and stairs leading to first floor accommodation. Access through to bedroom three/study and open plan kitchen/dining/living room. Spot lighting.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

Open plan kitchen area with two windows to the rear elevation. Fitted with a range of wall and base units, work surfaces, breakfast bar with feature lighting over, stainless steel sink unit, integrated oven, four ring hob with extractor fan over, part tiled walls, space for fridge, space for freezer, plumbed for washing

machine and wood effect vinyl flooring.

To the living area there is a carpet flooring a TV point and spot lighting. Two windows to the front elevation.

BEDROOM THREE

A versatile room which could be used as a study or a bedroom depending on the purchasers needs with window to the rear elevation and carpet flooring.

SECOND FLOOR

LANDING

Window to the rear elevation, fitted cupboard and an airing cupboard housing boiler. Large useful and versatile space.

MASTER BEDROOM

With a window to the front elevation, carpet flooring and double fitted wardrobe with sliding mirrored doors.

BEDROOM TWO

Window to the front elevation, access to loft space and carpet flooring.

FAMILY BATHROOM

Modern suite comprising bath with shower over and shower screen, wash hand basin situated within a vanity unit and WC. Window to the rear elevation and extractor fan. Ladder towel radiator.

EXTERNAL

There is an allocated parking space to the rear of the building within the courtyard.

Communal bin store.

ADDITIONAL INFORMATION

Our clients have informed us that the property is leasehold with 136 years remaining on the lease. As of December 2020, the property was subject to a ground rent of £190.00 per annum and a maintenance charge of £73.95 per month.

SERVICES

Mains electricity and drainage are connected to the property.

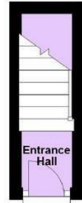
APPLIANCES

No appliances have been tested by the agent.



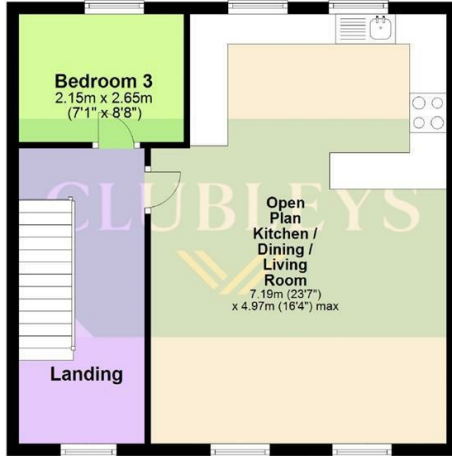
Ground Floor

Approx. 2.5 sq. metres (26.7 sq. feet)



First Floor

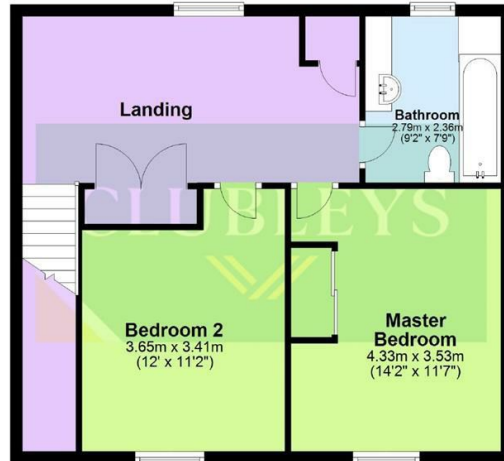
Approx. 51.7 sq. metres (556.9 sq. feet)



Total area: approx. 113.1 sq. metres (1217.5 sq. feet)

Second Floor

Approx. 58.9 sq. metres (634.0 sq. feet)



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

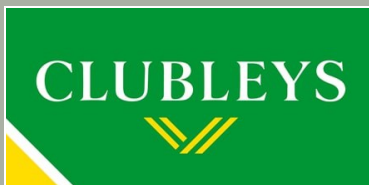
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.