



Minster Court, Beverley HU17 8HQ

Welcome to

Minster Court, Beverley

Superb ground floor apartment suitable for a variety of purchasers offering two bedroom living within this popular development in a town centre position.



Situated in the ever popular Minster Court is this ground floor apartment which provides two bedroom living space which is presented in a walk in condition. Briefly comprising of a private entrance hall, lounge, kitchen, two bedrooms and bathroom the apartment will suit a variety of purchasers. Minster Court is within the sound of the Minster bells and therefore all of Beverley's amenities including excellent choice of shopping, public houses and cinema. Beverley has good road connections to Hull, York, Driffield and the popular east coast resorts of Hornsea and Bridlington.

Communal Hallway

Glazed door into the communal hallway giving ground floor access to the apartment.

Private Entrance Hall

Built in storage cupboard, intercom and coved ceiling.

Lounge

17' 8" x 10' 5" (5.38m x 3.17m)

Double glazed box window to the front aspect, feature fireplace with electric fire, electric heater and coved ceiling.

Kitchen

8' 6" x 6' 8" (2.59m x 2.03m)

Double glazed window to the front aspect, range of base and wall units with worksurface with tiled splash and stainless steel sink, electric hob with hood over, electric oven with built in microwave over and plumbing for automatic washing machine.

Bedroom One

12' 2" x 8' 9" Plus Wardrobe (3.71m x 2.67m Plus

Wardrobe)

Double glazed window to the rear aspect, built in wardrobe and electric heater.

Bedroom Two

9' 3" x 6' 9" (2.82m x 2.06m)

Double glazed window to the rear aspect, built in airing cupboard with hot water tank

Bathroom

With tiled walls and floor, extractor fan, towel style radiator, panelled bath with shower over, vanity sink/wc unit.

Outside

Minster Court has communal gardens with first come first serve parking available.



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Welcome to

Minster Court, Beverley

- Ground Floor Apartment
- Popular Town Centre Location
- Two Bedrooms
- Parking
- Council Tax Band B

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£145,000



Directions to this property:

See below map of property location. For further information on the local area please contact the Residential Sales Team on 01482 880488.



Please note the marker reflects the postcode not the actual property

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Property Ref:
BEV106615 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 880488



Beverley@williamhbrown.co.uk



5A North Bar Within, BEVERLEY, East Yorkshire,
HU17 8AP



williamhbrown.co.uk