



**QUICK&CLARKE**  
The Property Specialists

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**32 Goulding Court, Beverley HU17 9FE**  
**£167,500**

- One double bedroom
- Second floor purpose built apartment
- Central Beverley location
- Southerly facing living room
- Vacant possession - no onward chain
- Modern shower room
- Open plan living dining
- Well maintained communal gardens and facilities
- Communal parking available
- Council Tax Band: C EPC Rating: B

An attractively presented and easy to maintain purpose built retirement apartment situated to the rear of Goulding Court and with a southerly aspect to the living room and kitchen. Offered to the market with no onward chain the property has been very well looked after and features a modern walk-in shower room and very functional kitchen. Situated on the second floor of this centrally located apartment block close to all the amenities of Beverley's town centre the property also has use of the communal facilities, beautifully maintained gardens and the parking area.

#### LOCATION

Goulding Court is situated in a superb position on the corner of Walkergate and Morton Lane. Situated opposite the large Tesco supermarket and a stone's throw away from Swaby's Yard and Saturday Market the property is quite rightly highly regarded due to its accessibility to all of the amenities. The apartment is located on the second floor close to the stairwell and two flats away from the lift.

#### THE ACCOMMODATION COMPRIMES

##### ALL SECOND FLOOR

###### ENTRANCE HALLWAY

16'4" x 4'10" (4.98m x 1.47m)

Composite fire door with security spyhole. Tunstall remote entry and communication with visitors at the front door and emergency pull cord assistance in most rooms. Large cupboard housing the electric hot water system and space for storage. Further generous sized cloak cupboard.

###### LIVING / DINING ROOM

17'8" x 16'9" (5.38m x 5.11m)

A well proportioned L-shaped open plan living dining room with space for both living and dining room furniture. With a southerly aspect the window overlooks the rear of the property and provides for a peaceful feel which belies the apartment block's central location in Beverley. A focal point of the room is a decorative composite stone fireplace and double glass panelled doors opening into the kitchen.

###### KITCHEN

9'0" x 5'8" (2.74m x 1.73m)

A well planned kitchen with a generous range of wall and base storage units with ash fronts. Four ring electric hob with extractor over and integrated oven. Slide out space for fridge and freezer. Stainless steel sink and drainer situated under the window which benefits from a southerly aspect. Laminate work surfaces and ceramic tiled splashbacks.

###### BEDROOM 1

15'7" x 10'7" reducing to 9'5" (4.75m x 3.23m reducing to 2.87m)

Double bedroom with window to rear elevation. Built-in wardrobes with bi-folding mirrored fronts.

###### BATHROOM

Three piece sanitary suite comprising close coupled w.c., vanity hand wash basin with storage under and double walk-in shower enclosure with grab rail and pull-down seat. Fully tiled walls with attractive wall boards in shower area and sliding glass screen.

###### COMMUNAL AREAS & GARDENS

The property benefits from recently refurbished communal areas. There is a resident's lounge with communal kitchen off. There is also a pre-bookable visitors' apartment for a nominal charge, further details can be provided by the house manager. Further, there is a refuse and a laundry room. A lift and stairs lead to all floors.

The communal gardens are beautifully tended and maintained under the maintenance agreement. Predominantly laid to lawn with an array of shrubbery and trees providing great outdoor space.

###### PARKING

There is a communal residents' car park operated on a first come first served basis, spaces are not allocated.

#### CHARGES

The current service charge is £169.98 per month and the current maintenance charge is £197.50 payable twice yearly. (To be confirmed by the vendor's Solicitor).

#### AGE QUALIFICATION

Please note that there is a qualification requirement that the main occupier must be at least 60 years of age. A co-habitee can be 55 years and over.

#### SERVICES

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

#### CENTRAL HEATING

The property benefits from electric storage heaters.

#### 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)

#### SECOND 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 service symbols shown on the plan have not been tested and no guarantee as to their operability or efficiency can be given.  
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