





The Property Specialists

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Apt 4 The Mansion House Atkinson Way, Beverley HU17
£365,000

- Stunning and spacious two bedroomed apartment
- Generous open plan living dining kitchen
- Two modern and attractive bathrooms
- Close to the Westwood and the town centre
- Two allocated parking spaces
- No onward chain - vacant possession
- Council Tax Band: E
- EPC Rating: C

Situated in arguably one of two most prestigious blocks bordering the Westwood, this ground-floor gem is a testament to quality restoration. Since its conversion in 2016, the former Westwood Hospital has become a landmark of luxury living.

The heart of this home is its fabulous open-plan living space, where light pours through the large bay windows, characteristic of its Victorian heritage. Beyond the two well-appointed bedrooms and stylish bathrooms, the practicalities are equally well-covered: two parking spaces right outside your door and a charming private courtyard for alfresco dining.

Just a short walk from the bustling town centre (0.3 miles), this property offers a peaceful retreat without sacrificing convenience.

LOCATION

The property occupies a fabulous position on the ground floor of The Mansion House, part of Beverley's old historic hospital. Skirting the Westwood Pastures the property is approached on Atkinson Way via The Woodlands and is a convenient and short walk into the town centre (0.3 miles).

THE ACCOMMODATION COMPRISES

GROUND FLOOR

COMMUNAL ENTRANCE HALL

A beautiful entrance hall which has an attractive historic archway internally which formed part of the original Westwood Hospital and is balanced by the more modern entrance doorway with its glass door and large surrounding glass panels. Accessed via a fob or code the property is situated off a further lobby area to one side of the main communal hallway.

HALLWAY

18'4" x 4'3" (5.59m x 1.30m)
Timber panelled front door with spyhole and intercom access for the communal front door. Split level internally and with two storage cupboards, one housing the boiler and large enough to take a condensing tumble dryer.

OPEN PLAN LIVING DINING KITCHEN

23'8" x 19'0" maximum (7.21m x 5.79m maximum)
Of an L-shape this fabulous room makes the most of its triple access windows. A large bay window forms the front aspect and there is a glass panelled door which provides access to the courtyard garden. Two further large windows situated to the side of the room.

The kitchen offers a generous range of wall and base storage units with stylish grey fronts and quartz work surfaces with matching upstand behind hob. Inset stainless steel one and a half bowl sink and drainer. Four ring Neff hob with extractor over, integrated oven, grill, dishwasher, washing machine, fridge and freezer. Large scale porcelain tiled floor. Within the living dining area there is engineered oak flooring and a fitted desk unit with shelving and further matching floating television/storage cabinet. Steps down lead from the entrance hall.

BEDROOM 1

18'0" x 10'0" (5.49m x 3.05m)
A dual aspect room with an extensive range of fitted wardrobes and shelving.

SHOWER ROOM

5'6" x 9'2" (1.68m x 2.79m)
With a three piece sanitary suite comprising walk-in shower, close coupled w.c. and wall hung hand wash basin. Fully tiled walls with inset mirror and vanity cupboards either side. Matching porcelain tiled floor and chrome heated towel rail.

BEDROOM 2

12'0" x 10'0" (3.66m x 3.05m)
Window to front elevation. A range of fitted wardrobes including dressing table and inset mirror above.

BATHROOM

7'10" x 5'6" (2.39m x 1.68m)
Three piece sanitary suite comprising panelled bath with shower over and glass screen, wall hung hand wash basin and close coupled w.c. Fully tiled walls and porcelain tiled floor. Chrome heated towel rail.

OUTSIDE

The property has a private and York Stone flagged courtyard garden which is accessed directly from the living dining kitchen. There is a sun shade, infrared heater and water feature to one side. Screened by hedging there is also a gate which provides direct access to the parking area.

PARKING

Two tandem parking spaces allocated to the property which is marked by a number 54 on the kerbstone.

COMMUNAL GARDENS

The property has the use of the beautiful and maintained communal gardens which lie on the westerly aspect of the property. Skirting Beverley Westwood the gardens are a key feature of this delightful property.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired 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



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.

While 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. Made with Measure 12/05