



QUICK & CLARKE
The Property Specialists

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17 St Marys Manor North Bar Within, Beverley HU17 8DE
£225,000

- Fabulous two bed apartment
- No onward chain
- Ground floor
- Southerly facing
- French doors opening onto the garden
- Modern kitchen and bathroom
- EPC - C

With French doors opening on to the beautiful gardens this south facing two bed apartment benefits from views over to St Mary's Church. Situated on the ground floor and on the south side of this superb purpose built apartment block in the very centre of Beverley. Offered with no forward chain and having the flexibility of a second bedroom being linked to the living room by wide bi-fold doors, the property has been updated and includes a modern kitchen and bathroom.

Perceived to be the pinnacle of apartment living in Beverley due to the location and quality of accommodation, the property also shares the use of the beautiful communal facilities.

LOCATION

The property is located on the south side and ground floor of this apartment block which is set back from North Bar in the Georgian Quarter of Beverley. Overlooking St Mary's Church, this deceptively peaceful position belies its central Beverley location.

There is extensive parking to the front which is accessed through secure electric gates and allows access directly onto North Bar Within in the centre of Beverley.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

19'10" x 3'6" (6.05m x 1.07m)

Intercom access from the communal front door and large storage cupboard.

LIVING ROOM

18'4" x 10'8" (5.59m x 3.25m)

French doors leading directly out onto the southerly facing garden and views of St Mary's Church. Marble fireplace housing electric fire and wide bi-fold doors leading through to bedroom 2 which is currently used as a dining room.

DINING ROOM / BEDROOM 2

18'3" x 8'9" (5.56m x 2.67m)

Allowing flexibility of use, window overlooking the garden.

KITCHEN

12'5" x 5'10" (3.78m x 1.78m)

An attractive modern kitchen with wall and base storage units with cream fronts, tiled splashbacks and butchers block worksurfaces. 1 1/2 bowl stainless steel sink and drainer, four ring gas hob with extractor over, integrated oven, space and plumbing for dishwasher, Travertine tiled floor, window overlooking the garden.

CLOAKS

Two piece sanitary suite comprising pedestal wash hand basin and back to the wall WC. Space and plumbing for washer/dryer and storage cupboard.

BEDROOM 1

14'8" x 8'10" (4.47m x 2.69m)

Fitted wardrobes and window overlooking the garden.

EN-SUITE

7'1" x 4'9" (2.16m x 1.45m)

Three piece sanitary suite comprising double shower enclosure, pedestal hand wash basin and close coupled WC. Fully tiled walls and floor.

OUTSIDE

St. Mary's Manor is surrounded by beautifully tended and established gardens. There is extensive parking to the front which is accessed through secure electric gates and allows access directly onto North Bar Within in the centre of Beverley.

COMMUNAL ROOMS

Further to the gardens, the residents also enjoy the use of two communal rooms in the older part of the building. Communal rooms are available for hire free of charge for residents including a piano room, panelled room and fully fitted kitchen with catering facilities for up to 50 guests.

SERVICES

All mains services are available or connected to the property including high speed broadband.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from Double Glazing.

TENURE

We believe the tenure of the property to be Leasehold (to 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 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

EPC RATING

For full details of the EPC rating of this property please contact our office.

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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