



**27 New Walk, Beverley HU17 7DR**  
**£109,950**



- No chain
- Superb loft apartment
- Generously sized
- Huge potential
- Central Beverley location
- Fabulous views over Beverley
- Walking distance of Town
- Viewing highly recommended
- Communal Garden
- Non Allocated Parking Space

#### THE PROPERTY

Featuring NO CHAIN, amazing VIEWS of the Beverley Westwood, and convenient CENTRAL BEVERLEY location a very rare opportunity to acquire a superb loft apartment, offering huge potential and situated in one of Beverley's most sought after addresses on Stephenson Terrace and with the added benefit of a Non Allocated Parking Space and a Communal Garden. The windows from the living room and the bedroom offer unrivalled views across the rooftops, both to The Westwood on the West side and across Molescroft on the East side. Generously proportioned, viewing is highly recommended. The accommodation in brief comprises: communal entrance hall and landing, private apartment landing, generous size open plan living/dining room, kitchen, large double bedroom and bathroom. This is an IDEAL pied a terre or rental property.

#### LOCATION

The property is located on the third floor of a period terrace which is part of a block forming Stephenson Terrace on the highly regarded area of Beverley forming New Walk. A very desirable area, due to the architectural merit of this and many of the surrounding buildings and proximity of the town centre and The Westwood. With Non Allocated Parking Space and Communal Garden.

The historic town of Beverley in East Yorkshire boasts an excellent range of local amenities including an extensive range of shops including many high street chains, numerous public houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

#### THE ACCOMMODATION COMPRISES

##### COMMUNAL HALL

The communal hall is accessed through a large wooden door to the front of Stephenson Terrace which opens into an entrance porch with a further door which gives access to the communal hall with attractive wooden flooring. In the entrance porch there are the postal boxes which service the flats. From the communal entrance hall, four flights of stairs are taken up through the building to the doorway to Flat 6. A private door then provides access up a flight of stairs to the flat.

##### LANDING

10' 7" x 10' (3.23m x 3.05m) - With stripped pine balustrade and spindles, doors leading through to the bedroom, bathroom and living room and double wooden doors opening at a high level into the communal landing which provides access for furniture etc.

##### LIVING ROOM

20' 7" x 15' (6.27m x 4.57m) - A very generous sized room which allows flexibility of both living and dining furniture with sloping ceilings and exposed beams, there is a gas fire and laminate flooring. A large Velux window opens to provide fabulous views across the rooftops and up to the Beverley Westwood and the Racecourse and is of a westerly aspect.

##### KITCHEN

9' 5" x 8' 5" (2.87m x 2.57m) - With base storage units and laminate work surfaces, stainless steel sink and drainer, slide out space for hob, exposed beams to the ceiling, space and plumbing for washing machine and upright

fridge freezer, further storage space to the eaves and roof lights.

##### BEDROOM

17' x 9' 9" (5.18m x 2.97m) - With fitted wardrobes, exposed beams and arched low level window which gives fabulous views to the eastern aspect over the rooftops of Molescroft.

##### BATHROOM

8' 4" x 9' 10" (2.54m x 3.00m) - With a three piece sanitary suite comprising low level WC, pedestal hand wash basin, panelled bath, partially tiled walls and storage cupboard housing a gas boiler. Roof light.

##### OUTSIDE

There is a Non Allocated Parking Space accessed off Norfolk Street and access to a Communal Garden.

##### AGENTS NOTES

The property is Leasehold and has the balance of 66 years on it. The freehold for the block 27 New Walk is held by a management committee which is run by the people in the apartments. For further details please contact the Beverley branch.

##### 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 has uPVC double glazing.

##### TENURE

We believe the tenure of the property to be Leasehold (to be confirmed by the vendor's solicitor).

##### VIEWING

Contact the agents Beverley office on 01482 886200 for prior appointment to view.

##### FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

##### EPC RATING

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



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 floor plan 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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