



QUICK&CLARKE
The Property Specialists

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37 St Marys Manor North Bar Within, Beverley HU17 8DE
£179,950

- Immaculate and attractive one bed apartment
- Second floor with lift access
- Light and bright - Southerly facing
- Views over St Mary's Church and Memorial Garden
- Updated two years ago
- Fabulous safe and homely feel
- Fantastic central location
- Off street parking in secure car park
- EPC Rating: C

THE PROPERTY

Situated on the second floor of this highly regarded apartment block and with lift access, this beautifully maintained and well proportioned one bedroom apartment will not fail to impress. Southerly facing and with views over St Mary's Church and Beverley's Memorial Gardens, the property has a light and airy feel with a bowed window in the living room and a light and bright kitchen. Updated only two years ago, the property is immaculately presented throughout.

St Mary's Manor also has the benefit of some stunning communal rooms in the older part of the original Manor House which residents are free to use. These include a piano room, wood panelled lounge and a fully fitted kitchen.

LOCATION

The property is located on the second floor of the 'new' portion of St Mary's Manor which is beautifully situated on North Bar Within in central Beverley. In an ideal location to access the broad array of amenities on offer in the centre of town, the property is also located very close to the Health Centre and has views over St Mary's Church and the Memorial Gardens. With a superb, peaceful feeling to the location, courtesy of the backdrop of mature trees and the communal gardens surrounding St Mary's Manor, there is no wonder that the apartments are so sought after.

THE ACCOMMODATION COMPRISES

APARTMENT ENTRANCE

A welcoming entrance hall with a wooden front door with both a large and small storage cupboard, doors lead through into the reception rooms, bathroom and bedroom.

LIVING ROOM

15'10"x 10'9" (4.83mx 3.28m)
The focal point of the room is not the white Adam style fireplace housing an electric fire but the large bowed window on the Southerly aspect which provides superb views over St Mary's Church and Beverley's Memorial Gardens and with mature trees between. The living room is of such a size that it allows flexibility of layout with space for both living and dining room furniture. A door leads through into the:

KITCHEN

12'5" x 5'9" (3.78m x 1.75m)
An attractive kitchen offering a good range of wall and base storage units with oak fronts, laminate work surfaces and ceramic tiled splashbacks. A window to the Southerly aspect creates a light and bright feel. A Neff four ring electric hob with an extractor over with integrated Neff oven, composite sink and drainer, space and plumbing for washing machine and fridge freezer.

BEDROOM

13'2" x 8'9" (4.01m x 2.67m)
A spacious double bedroom with double glazed multi panelled window to the Southerly aspect, a double fitted wardrobe and a built in cupboard. A door leads through into the:

EN-SUITE SHOWER ROOM

8'8" x 5'5" (2.64m x 1.65m)
With a three piece sanitary suite comprising a back to the unit WC, pedestal hand wash basin, shower cubicle with thermostatic shower valve, built in cupboard and vanity unit, Travertine tiled walls and large mirror.

CLOAKROOM

Separate from the shower room is the cloakroom with a two piece sanitary suite comprising a low level WC and pedestal hand wash basin.

COMMUNAL ROOMS

Communal rooms 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.

EXTERNAL

The development enjoys attractive maintained communal gardens which are regularly tended under the contractual maintenance agreement. There is a private electrically gated residents' car park to the front of the building and round to the side perimeter. There are enough spaces for one per apartment but these spaces are not allocated. There are also additionally some visitor spaces. To the side of the development there is key operated entry to the gardens.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property has the benefit of recently updated gas central heating.

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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