



QUICK&CLARKE
The Property Specialists

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2 St. Leonards Road, Beverley HU17 7HX
£106,000

- Requiring modernisation & redecoration
- Large first floor 2 bed apartment
- parking space
- Sought after Molescroft position
- No forward chain
- EPC Rating: TBC

THE PROPERTY
Approaching 700 sq ft, a very generously sized two bedroomed first floor apartment requiring modernisation. Situated on the corner of St. Leonard's Road and Woodhall Way, the property is adjacent to the Molescroft local shops and convenient for the town centre. Well proportioned throughout, the accommodation comprises: Entrance lobby, entrance hall, generously sized living/dining room with large bay window overlooking Woodhall Way, two double bedrooms, kitchen and house bathroom. The property is surrounded by a communal garden and benefits from a parking space.

LOCATION
The property is located directly on the corner of St. Leonard's Road and Woodhall Way. Situated adjacent to the Molescroft shops, the property is also in a convenient location to access the town centre with Saturday Market lying only 0.7 miles away.

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and 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:

GROUND FLOOR

ENTRANCE PORCH
With a uPVC front door, cupboard housing meters and stairs leading to the first floor accommodation.

FIRST FLOOR

ENTRANCE HALL
A generously sized entrance hall with a window to one side and an airing cupboard housing the hot water tank.

LIVING ROOM
16' x 14'8" (4.88m x 4.47m)
A generously sized and well proportioned living/dining room with flexibility of layout and with a bay window to the front elevation. A dark wood fireplace houses an electric fire and there is a built-in cupboard over the stairs.

KITCHEN
12'8" x 5'8" (3.86m x 1.73m)
With a range of wall and base storage units with white fronts and laminate work surfaces, stainless steel sink and drainer, gas hob and oven, space and plumbing for a fridge, freezer and washing machine, a cupboard housing the boiler and a window to the side elevation.

BATHROOM
With a three piece sanitary suite comprising whirlpool bath with separate thermostatic shower valve over, pedestal hand wash basin and low level w.c., window to the side elevation, fully tiled walls and floor.

BEDROOM 1
9'9" x 8'7" (2.97m x 2.62m)
A double bedroom with fitted wardrobes and a window to the side elevation.

BEDROOM 2
8'6" x 8'11" (2.59m x 2.72m)
A further double bedroom with a window to the side elevation and fitted wardrobes including a desk/dressing table.

OUTSIDE
The property is surrounded on two corners by open plan communal lawned gardens. Adjacent to the front door is an area under gravel which has been maintained by the property and the property has access to an area of hard standing which could be used for an outside shed for storage.

The property also benefits from a parking space (not allocated) which is accessed on foot via a pathway to the rear of the building.

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 Freehold (to be confirmed by the vendor's solicitor).

VIEWING
Contact the agent’s 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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