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Quick & Clarke

PROPERTY SPECIALISTS

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Apartment 6 Beehive House Keldgate Bar, Beverley HU17

£199,950

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- Well proportioned, modern first floor apartment
- Walking distance to town centre (0.4 mile)
- No onward chain - vacant possession
- Modern kitchen with solid granite work surfaces
- Open plan living/dining kitchen
- Quiet position to the rear of the apartment block
- Communal parking in private car park
- EPC Rating: C
- Council Tax Band: B

This modern purpose-built apartment offers spacious accommodation with high ceilings and an abundance of natural light from multiple windows.

The well-designed layout features an open-plan living, dining and kitchen area, complete with solid granite work surfaces. There are two generous bedrooms, each equipped with fitted furniture, complemented by a contemporary bathroom.

Occupying a prime position just south of Beverley town centre at the junction of two main roads, the property provides easy access to local amenities within a short walk. Further benefits include a private rear car park and no onward chain.

Viewing is highly recommended.

LOCATION
Positioned within Beehive House, the apartment is conveniently located almost directly opposite the southern end of Lairgate, one of the main arterial routes into the town centre. Situated to the rear of the block away from Keldgate, the property offers a peaceful setting while providing easy access to the extensive amenities of both Beverley town centre and the Flemingate development.

THE ACCOMMODATION COMPRISES

COMMUNAL ENTRANCE
A central communal corridor runs through the building, providing access from both Keldgate and the rear car park, with stairs rising to the first floor. Positioned to the rear of the block, the apartment is accessed off the first floor landing and benefits from a secure intercom entry system.

ENTRANCE HALL
An oak-effect front door opens into an entrance lobby featuring a generous coat cupboard. An internal door leads through to the main hallway, which provides access to all rooms and includes a shelved airing cupboard with a radiator.

LIVING ROOM
17'9" x 12'5" (5.41m x 3.78m)
A dual-aspect room featuring high ceilings, creating a light and airy feel with ample space for both living and dining furniture. Open-plan through to the kitchen.

KITCHEN
13'6" x 8'9" (4.11m x 2.67m)
A beautiful cream Shaker style kitchen with solid granite work surfaces, four ring stainless steel gas hob with stainless steel splashback and extractor over, integrated Neff oven, integrated Neff microwave, stainless steel sink and drainer with ceramic tile splashbacks, integrated dishwasher, fridge and freezer, wall mounted gas boiler concealed in a cupboard, porcelain tiled floor and window to the side elevation.

BEDROOM 1
11'1" x 11' (3.38m x 3.35m)
Fitted bedroom furniture and window to the side elevation.

BEDROOM 2
11'4" x 9'7" (3.45m x 2.92m)
Fitted bedroom furniture and window to the side elevation.

BATHROOM
8'8" x 6'2" (2.64m x 1.88m)
Three piece sanitary suite comprising low level w.c., P-shaped bath with thermostatic shower valve over, vanity hand wash basin with storage under, tiled walls and floor, chrome heated towel rail and window to the side elevation.

OUTSIDE
The property is set back from Keldgate with a small area of garden to the front. The attractively maintained communal gardens continue down the side of the property, with the car park being accessed directly from Keldgate Bar. Within the car park there is a car parking space for the property.

SERVICES
All mains services are available or connected to the property.

CENTRAL HEATING
The property benefits from a gas fired central heating system.

TENURE
The property is understood to be Leasehold, held on a 999-year lease from 13th July 2009. The annual service charge is approximately £1,116.96, which includes buildings insurance, garden maintenance, communal lighting, and external window cleaning (contents insurance excluded).

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

GROUND FLOOR



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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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.