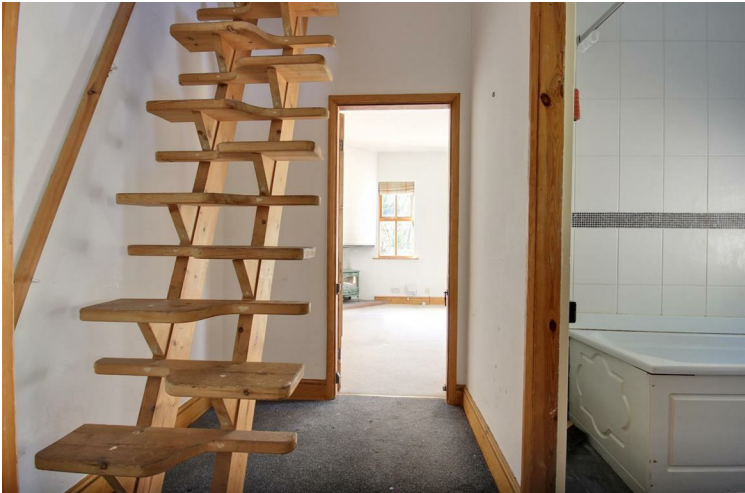




# Quick & Clarke

PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within, Beverley,  
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**Garden Cottage, Flat 2 27 New Walk, Beverley HU17 7DR**  
**£179,950**

- One/two bed apartment/bungalow
- Unique and peaceful location
- Attractively maintained gardens
- Private off street parking
- Very sought after area of Beverley
- No onward chain
- Council Tax Band: A
- EPC Rating: D

A truly characterful and interesting ground floor apartment which is situated to the rear of the historic Stephenson Terrace. With its own exterior access and with French doors onto the gardens the property has the feel of a bungalow and is situated in one of Beverley's most sought after areas. Tucked away and benefitting from direct access onto the well maintained westerly facing garden the property also has the added benefit of parking to the rear accessed off Norfolk Street adjacent to the Police Station. Offered to the market with no onward chain and perhaps requiring some TLC by the new owner this property is a rare find.

LOCATION

The property occupies a very unique position lying behind and connected to the historic Stephenson Terrace on New Walk, arguably one of the most prestigious areas of Beverley. With passageway access from New Walk adjacent to the front door of number 27 the property can also be accessed from Norfolk Street via a ten foot adjacent to the garages (and opposite the entrance to Beverley's Police Station and over the communal parking area). This superb position lies only 0.4 miles from Beverley's historic North Bar and just off the Beverley Westwood pastures.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

LIVING ROOM / BEDROOM 1

12'8" x 12'8" (3.86m x 3.86m)  
A well proportioned room with great flexibility of use and fitted with a wood burning stove. Dual aspect with three separate windows and further French doors which lead out onto the westerly facing garden.

INNER LOBBY

With space saver stairs up to the boarded loft area.

LIVING ROOM / BEDROOM 2

14'11" into bay x 10'7" (4.55m into bay x 3.23m)  
A further very well proportioned room, again allowing for flexibility of use and with walk-in bay window to the front elevation. An open grate fire with wooden surround and tiled insert (untested) has built-in wardrobe to one side.

DINING KITCHEN

14'9" x 12'8" (4.50m x 3.86m)  
A characterful room currently with a wooden fronted kitchen with laminate work surfaces, slide out space for electric hob and oven, inset Belfast sink and space and plumbing for washing machine or tumble dryer. Wall mounted gas boiler. Large ornate timber fireplace housing open grate fire (untested) and cupboard in alcove to one side. Quarry tiled floor and window to front elevation.

BATHROOM

6'9" x 5'9" (2.06m x 1.75m)  
Pedestal hand wash basin, low level w.c. and panelled bath. Fully tiled walls and window to front elevation. Tiled floor.

OUTSIDE

Accessed over a York stone pathway with a decked area immediately adjacent to the front door with timber pergola.

The French doors of the living room/bedroom 1 open out onto a flagged patio area which is westerly facing and overlooks the well maintained gardens. These have a central lawn and wide and well stocked flower borders and to the rear access to the extensive communal parking which serves 27 New Walk and is accessed off Norfolk Street adjacent to the Police Station.

AGENT'S NOTE

It is our understanding that the Lessees of 27 New Walk own and control the freehold of the property and which is self managed. Further details to be confirmed by the Solicitor.

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 majority double glazing.

TENURE

The property is held on a 999-year lease from 31 October 2016. Professional management is provided by RPMS, with a monthly service charge of £100 per apartment. This comprehensive fee covers building insurance, communal cleaning and electricity, and professional landscaping for the front and rear gardens. In addition to commercial waste management and a dedicated sinking fund for future redecoration, the charge encompasses all statutory corporate governance, including the AGM and annual accounts. While the service charge handles routine outgoings, leaseholders occasionally elect to provide collective contributions for proactive, preventative maintenance to ensure the long-term quality of the development. (this will be confirmed by the vendor's solicitor).

VIEWING

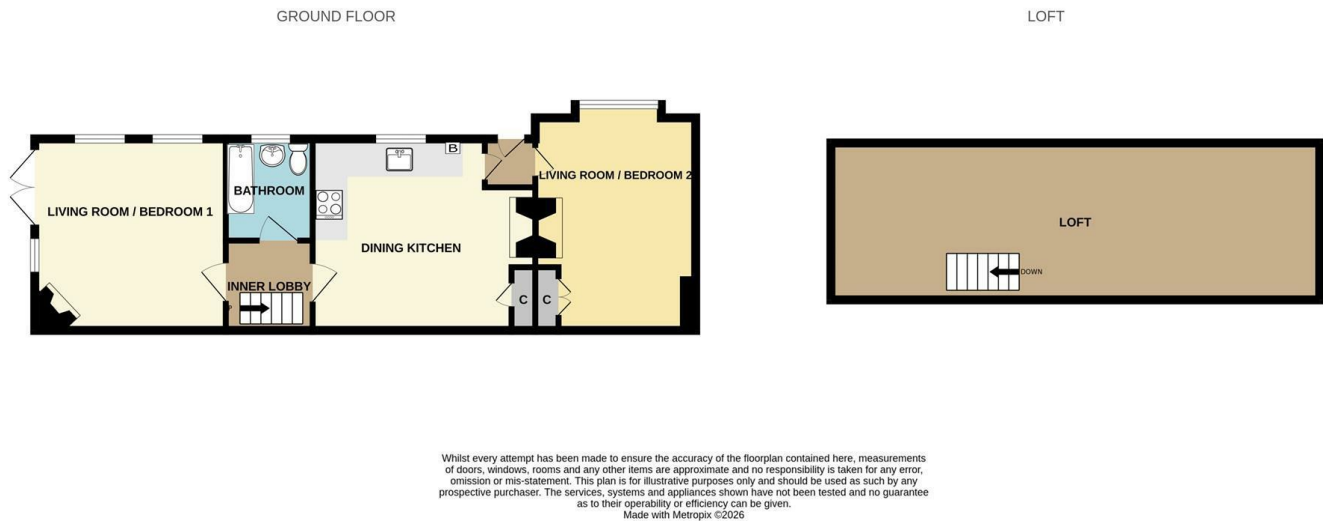
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

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 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](mailto:beverley@qandc.net)



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.