



# Quick & Clarke

PROPERTY SPECIALISTS

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**32 Thurlow Avenue, Beverley HU17 7QJ**  
**£69,995**

- Fully refurbished and renovated
- No onward chain & move in condition
- Newly fitted kitchen & bathroom
- Superb Molescroft location
- Off street parking in private car park
- Superb first time buyer, investment opportunity or lock up and leave
- Council Tax Band: A
- EPC Rating: D

Fully refurbished and benefitting from a modern kitchen and bathroom this beautiful studio apartment is possibly the least expensive property in the much sought after area of Molescroft. Situated on the first floor of this purpose built block and surrounded by its communal gardens and with parking in a private car park the property is in a leafy area and ideal for first time buyers, investors and lock up and leavers alike. With a light and bright feel and enhanced by the living room windows having a south easterly aspect the property is offered to the market with no onward chain.

LOCATION

The property is located in a small block of purpose built flats on Thurlow Avenue which leads off from Copendale Road in the sought after Molescroft area of Beverley. Situated just to the north of the town centre and with local amenities being on offer on Woodhall Way the property also lies close to the Thurlow Avenue playing fields and with convenient walk into town or out into the country via a network of pathways.

THE ACCOMMODATION COMPRISES

ALL FIRST FLOOR

COMMUNAL ENTRANCE HALL

The property is approached on the ground floor via a communal entrance door with coded access. There is also intercom communication to the apartment. The property is situated to the rear of the apartment block and accessed from the first floor landing.

ENTRANCE HALL

3'4" x 3'4" (1.02m x 1.02m)  
Timber front door with glazed panel. Wall mounted intercom phone.

STUDIO LIVING ROOM

14'8" x 9'11" (4.47m x 3.02m)  
With a light and bright feel courtesy of its two windows to the rear elevation the living room has space for both living, dining and bedroom furniture. A built-in cupboard offers storage. Door leads through into the kitchen.

KITCHEN

9'4" x 5'3" (2.84m x 1.60m)  
A beautiful modern kitchen with wall and base storage units. Laminate work surfaces with matching upstand. Four ring electric hob with glass splashback and canopy extractor over, integrated oven, stainless steel sink and drainer. Space for fridge freezer.

BATHROOM

6'2" x 5'7" (1.88m x 1.70m)  
Newly fitted modern three piece sanitary suite comprising vanity unit with inset hand wash basin, back to the unit w.c. and panelled bath with separate electric shower over and glass screen. Partially tiled walls. Electric chrome heated towel radiator and airing cupboard housing the hot water tank with electric immersion heating.

OUTSIDE

The apartment block is surrounded by communal gardens which are largely lawned and maintained as part of the management of the buildings with the private car park lying immediately behind the property. The car park offers communal parking for the residents of the two separate apartment blocks.

SERVICES

Mains water and electricity services are available or connected to the property.

CENTRAL HEATING

The property benefits from modern electric heaters and immersion heating for the hot water.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

This property is held on as leasehold with approximately 953 years remaining of a 999-year term that commenced on 1 January 1980, carrying a service charge of £100.00 pcm (this must be confirmed by the vendor's solicitor).

VIEWING

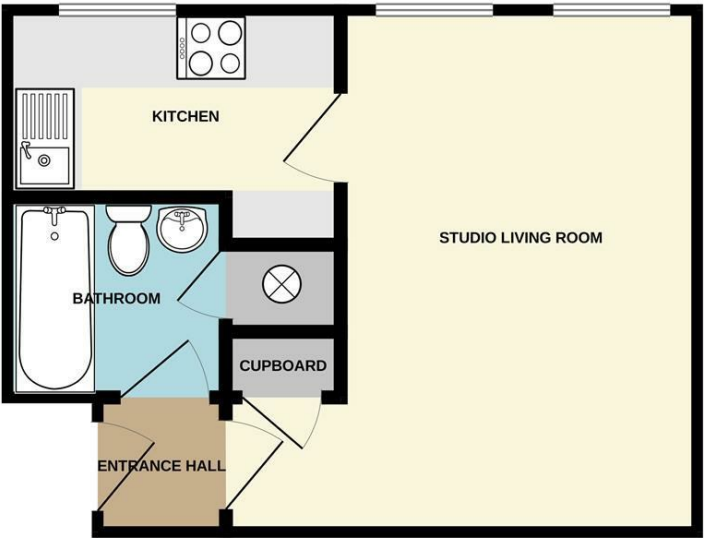
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

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)

FIRST FLOOR



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 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. Made with Metropix C2026