



Quick & Clarke

PROPERTY SPECIALISTS

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Apartment 3 Nicholson Court, Beverley HU17 0GZ
£149,950

- 2 bedrooms; 2 bathrooms
- Duplex apartment
- Off-street parking & communal garden
- No onward chain - vacant possession
- Modern kitchen and bathrooms
- Superb sound proofing
- EPC Rating: Awaited
- Council Tax Band: B

Rarely available, a superb duplex apartment that offers spacious accommodation over two floors. Situated in this purpose-built block constructed in 2007, and with excellent sound proofing between apartments, the property occupies the first and second floor of the building with the large master bedroom and en-suite at the top. Having a spcious living room which offers the flexibility for both living and dining furniture, the property has a modern kitchen and bathrooms, allocated off-street parking and shares a communal garden.

LOCATION
Nicholson Court lies at the foot of the cul-de-sac which forms Nicholson Close which is accessed off the eastern side of Grovehill Road close to its junction with Swinemoor Lane. Situated close to the local amenities the property provides ease of access onto the major road network.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH
5'11" x 3'4" (1.80m x 1.02m)
Modern composite front door with two decorative glass panels and stairs leading to the first floor accommodation.

FIRST FLOOR

LIVING ROOM
16'7" x 10'4" (5.05m x 3.15m)
A very well proportioned living room allowing flexibility of space for both living and dining room furniture. Two windows overlook the communal gardens to the rear. Open plan into the kitchen.

KITCHEN
9'10" x 7'11" (3.00m x 2.41m)
Offering a good range of wall and base storage units with beech fronts, granite style laminate work surfaces and ceramic tile splashbacks, four ring stainless steel gas hob with extractor over, integrated oven, fridge, freezer, dishwasher and washing machine. Stainless steel one and a half bowl sink and drainer.

BEDROOM 2
9'6" x 8'2" (2.90m x 2.49m)
Window to the front elevation.

BATHROOM
6'10" x 4'7" (2.08m x 1.40m)
Three piece sanitary suite comprising panelled bath with separate thermostatic shower valve over, pedestal hand wash basin, close coupled w.c., fully tiled walls and floor.

SECOND FLOOR

BEDROOM 1
18'3" x 13' (5.56m x 3.96m)
A very generously sized bedroom with dual aspect skylights and a range of fitted wardrobes and drawer units.

EN-SUITE SHOWER ROOM
Pedestal hand wash basin, close coupled w.c., corner shower enclosure with thermostatic shower valve, fully tiled walls and floor.

OUTSIDE
The property is set back form the road with a brick sett parking space immediately in front of the front door to the apartment.

The communal gardens are positioned to the rear of the property and can be accessed down either side. Largely lawned, there is an area for a rotary clothes dryer and space to relax.

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 Leasehold (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



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.
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