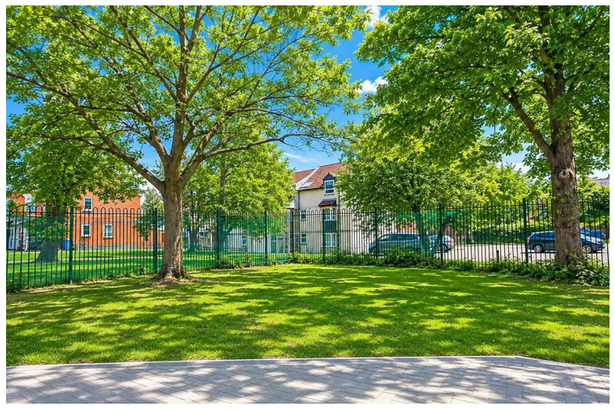
















Quick & Clarke
PROPERTY SPECIALISTS

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# Plot 16, Old School Walk St Nicholas Road, Beverley HU17

**£305,000**

Beverley | Cottingham | Hornsea | Willerby

- A stunning contemporary development of two and three bedroomed properties
- Incentives available
- Stone's throw from Flemingate leisure development
- Short walk to town
- Unique design and build
- Kitchen to include allowance for choice of White Goods
- Solar Panels feeding power into battery storage
- Private allocated parking with EV Charger
- EPC rating to be confirmed
- Council tax band to be confirmed

Old School Walk is an exciting regeneration of land previously occupied by St. Nicholas School and is designed as a flagship development of the area.

The development Is being undertaken by Fordwater Homes Limited, a collection of very well-regarded local developers, who are undertaking a sustainable redevelopment of a previous school site.

Old School Walk is simply quite stunning and offers an eclectic mix of individually designed residences that will surely meet all housing requirements.

In the first phase of the scheme, properties will be released, being plots 8-25, offering a range of two and three bedroom options along with studies and balconies to some properties.

Prices start at just £199,950 and early interest should be registered with ourselves as sole selling agents.

## LOCATION
Situated midway along St Nicholas Road, next to an area of public open space, this former school site is being redeveloped to create a completely unique living space offering a range of contemporary homes and apartments.

The extremely popular leisure destination of Flemingate is only a stone's throw away and offers an array of high street shops, highly popular restaurants and its own multi-screen cinema.

The historical centre of this ever popular Georgian market town is only a very short walk from Flemingate, making Old School Walk an outstanding residential destination.

## THE ACCOMMODATION COMPRISES

## GROUND FLOOR

## ENTRANCE HALL

## KITCHEN
10'3" x 18'0" average (3.12m x 5.49m average)

## LIVING ROOM
17'9" x 12'4" average (5.41m x 3.76m average)

## WC

## FIRST FLOOR

## BEDROOM 1
13'3" x 11'8" average (4.04m x 3.56m average)

## BEDROOM 2
9'2" x 18'0" average (2.79m x 5.49m average)

## BATHROOM
5'4" x 9'5" average (1.63m x 2.87m average)

## SECOND FLOOR

## BEDROOM 3 / STUDY
15'8" x 10'9" average (4.78m x 3.28m average)

## SHOWER ROOM
7'9" x 4'0" (2.36m x 1.22m )

## ROOF TERRACE

## SERVICES
All mains services will be connected to the property.

## SOLAR PANELS
The energy efficiency of the properties will be enhanced further by the provision of solar panels which will feed power into battery storage.

## CENTRAL HEATING
The property will benefit from a gas fired central heating system.

## DOUBLE GLAZING
The property will benefit from double glazing.

## TENURE
The tenure of the property is to be Freehold (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.

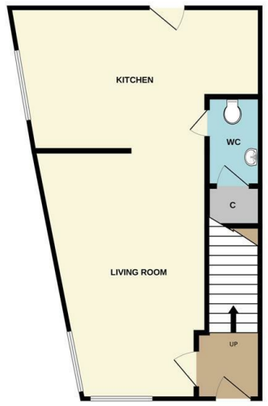
## FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on 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

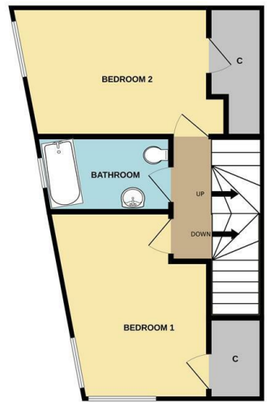
## AGENT'S NOTE
These properties are in various stages of construction however all photographs taken are those of the original building and rooms therein. The furnishings and decorations however have been added by AI to give potential purchasers an indication of the finished product.

A reservation fee will be payable to Fordwater Homes. For further details please discuss with the selling agent.

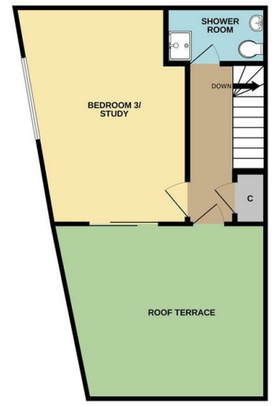
GROUND FLOOR




1ST FLOOR




2ND 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.