



**Plot 18 Old School Walk St. Nicholas Road, Beverley HU17**  
**£299,950**

- 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

Taylor Garth 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.

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

Prices on the development range from £225,000 to £320,000 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 Taylor Garth an outstanding residential destination.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

##### OPEN PLAN KITCHEN LIVING ROOM

25'4" x 13'3" average (7.72m x 4.04m average)

##### WC

#### FIRST FLOOR

##### BEDROOM 1 / LIVING ROOM

14'2" x 13'3" average (4.32m x 4.04m average)

##### BEDROOM 2

11'5" x 7'0" (3.48m x 2.13m)

#### SECOND FLOOR

##### BEDROOM 3

11'4" x 13'4" (3.45m x 4.06m)

##### BEDROOM 4

8'0" x 10'2" (2.44m x 3.10m )

##### BATHROOM

5'9" x 6'9" (1.75m x 2.06m)

#### 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](mailto:beverley@qandc.net)

### AGENTS NOTE

Please note that photographs are not an actually representation of the specific plot.



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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