Quick & Clarke
PROPERTY SPECIALISTS

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2 Nicholson Court Nicholson Close, Beverley HU17 0GZ

Guide Price £120,000

Beverley | Cottingham | Hornsea | Willerby

- **Legal Fees Paid**
- Ground floor apartment
- Off street parking and communal gardens
- No onward chain
- Modern kitchen and bathroom
- Convenient for the local amenities and main roads
- EPC Rating: C
- Council Tax Band: A
- Constructed in 2007 by a local developer

This ground-floor flat offers a practical and accessible living arrangement within a modern, purpose-built development. Positioned on a quiet cul-de-sac, the property benefits from a self-contained entrance and parking immediately to the front, ensuring a degree of privacy and convenience often missing in larger apartment complexes. The communal garden provide a well-maintained outdoor space without the burden of individual maintenance, while the absence of an onward chain simplifies the purchasing process for a straightforward move.

Inside, the layout is designed for contemporary living, featuring an open-plan kitchen and living area that maximises the available space. The accommodation includes two bedrooms—one of which features fitted storage—and a modern shower room. Constructed by a local developer in 2007 to a high standard, the home achieves a respectable EPC rating of C. Its location near Swinemoor Lane provides easy access to local amenities and the surrounding road network, making it a functional choice for those seeking a well-connected home in Beverley.

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

ALL GROUND FLOOR

ENTRANCE HALL
4'1" x 3'7" (1.24m x 1.09m)
Entrance hall opening into the living room and with a modern composite front door with obscured glass panel and further window to the front elevation.

LIVING ROOM
12'1" x 11'6" (3.68m x 3.51m)
Open plan into the kitchen and allowing space for both living and dining room furniture. Window to the front elevation and storage cupboard under stairs of neighbouring flat.

KITCHEN
9'4" x 5'11" (2.84m x 1.80m)
A modern fitted kitchen with a range of wall and base storage units with beech fronts, granite style laminate work surfaces and ceramic tiled splashbacks. Stainless steel four ring gas hob, integrated oven, stainless steel one and a half bowl sink and drainer, integrated fridge freezer and space and plumbing for washing machine.

BEDROOM 1
11'4" x 9'4" (3.45m x 2.84m)
Extensive range of fitted wardrobes including bedside units, drawers and over bed units. Window to rear elevation.

BEDROOM 2
8'0" x 6'8" (2.44m x 2.03m)
Window to rear elevation.

SHOWER ROOM
9'5" x 3'2" (2.87m x 0.97m)
Three piece sanitary suite comprising close coupled w.c., pedestal hand wash basin and shower enclosure with thermostatic shower valve. Fully tiled walls.

SERVICES
All mains services are available or connected to the property.

OUTSIDE
The property shares communal brick sett parking to the front of the apartment block. To the rear is a communal lawned garden which can be used for enjoying and/or the drying of clothes.

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.

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 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 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

GROUND 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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