

**Quick & Clarke**  
PROPERTY SPECIALISTS

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**Apt 6 The Manor House, 11 Atkinson Way, Beverley HU17**  
**Auction Guide £190,000**

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply The Modern Method of Auction
- The Modern Method of Auction
- Outstanding ground floor apartment; Approx. 630 sq ft
- Substantial external entertaining space.
- Open plan kitchen living room.
- Allocated car parking space.
- Extremely close to town and The Westwood.
- EPC Rating: C. Council Tax Band: C

An absolutely beautiful ground floor apartment offering spacious accommodation of approximately 630 square feet with the wonderful addition of a substantial decking area to the front providing superb outside space.

The Manor House is located on the former Westwood Hospital site, a hugely sought after residential development particularly popular due to its close proximity to the open pastures of the Beverley Westwood and the ease of access to the historic town centre of Beverley. This really is an incredible property that warrants a detailed inspection.

This property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

#### LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

#### THE ACCOMMODATION COMPRISES

##### COMMUNAL ENTRANCE HALL

With electronic entry system to enter the building.

##### ENTRANCE HALL

With alarm system. Cloaks cupboard and radiator.

##### LIVING ROOM

19'5" x 15'6" (5.92m x 4.72m)  
Substantial bay window with sealed unit double glazed windows and door to balcony having electric blinds fitted and four radiators. Open to:

##### KITCHEN

11'9" x 8'8" (3.58m x 2.64m)  
An extensive range of gloss base and eye level units with polished stone work surfaces incorporating an electric double oven and hob. One and a half bowl sink unit, tiled floor, down lighters, sealed unit double glazed window with electric blinds fitted and built-in storage cupboard housing gas fired central heating boiler.

##### BEDROOM

15'7" x 8'7" (4.75m x 2.62m)  
With a range of fitted wardrobes, sealed unit double glazed window having electric blinds fitted and radiator.

##### SHOWER ROOM

11'9" x 5'8" narrowing to 7'9" (3.58m x 1.73m narrowing to 2.36m)  
Shower with glazed screen, half pedestal wash basin and low level w.c. Tiled floor and walls and chrome towel radiator.

##### OUTSIDE

One of the few properties in this development that benefit from a substantial decking area with glazed balustrade offering superb external recreational space having electric point and water tap.

##### AUCTIONEER COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

##### 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 double glazing.

##### TENURE

We believe the tenure of the property to be Leasehold (this will be confirmed by the vendor's solicitor).

##### VIEWING

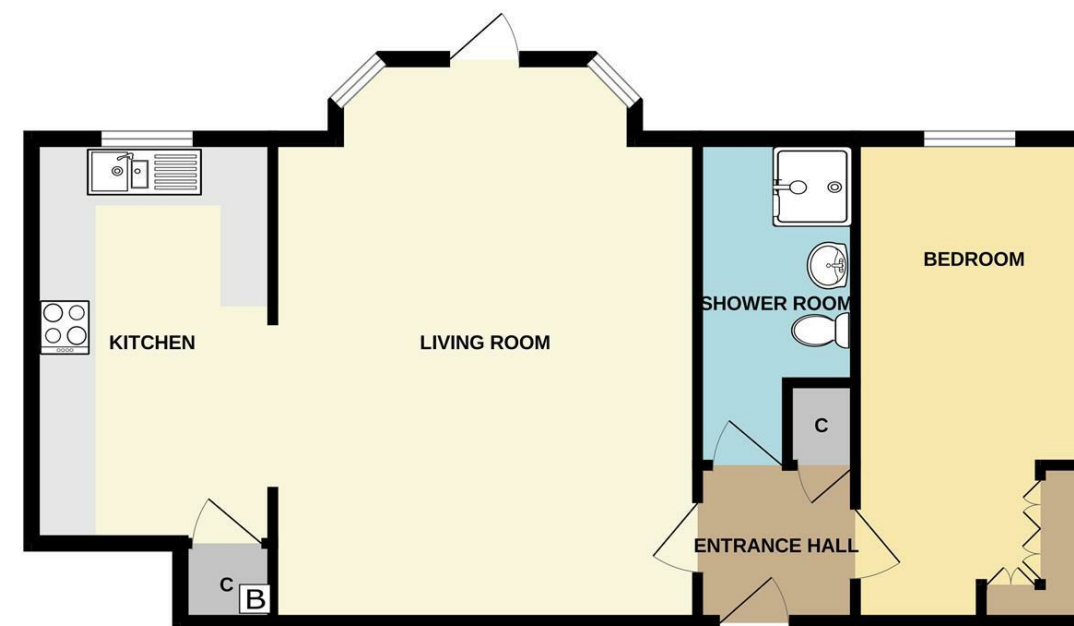
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

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

GROUND 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.  
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