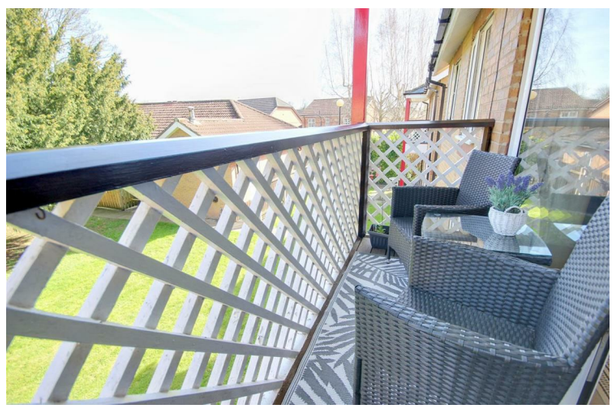

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK&CLARKE

The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk

5 Old Manor Lawns Long Lane, Beverley HU17 0NB

Guide Price £200,000

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- Purpose built apartment.
- First floor.
- Two bedrooms.
- 19' living room.
- Balcony overlooking mature gardens.
- Short walk to town centre.
- Communal swimming pool and sauna.
- Outstanding presentation.
- Council Tax Band: C
- EPC Rating: D

An absolutely beautifully presented purpose-built first floor apartment with balcony overlooking mature gardens. Located only a short walk from Beverley town centre. Offering two bedrooms with 19' living room, garage and communal facilities including swimming pool and sauna.

This really is an outstanding property that cannot fail to impress all viewers.

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

FIRST FLOOR ENTRANCE HALL
Two built-in storage cupboards with timber effect flooring and electric radiator.

LIVING ROOM
19'2" x 13'0" (5.84m x 3.96m)
Two electric panelled radiators, PVCu sealed unit double glazed window and French doors to balcony.

BALCONY
A lovely seating area overlooking the mature gardens.

KITCHEN
12'6" x 7'0" (3.81m x 2.13m)
With cream gloss base and eye level units having electric double oven and hob along with integrated fridge freezer. Double bowl sink unit and PVCu sealed unit double glazed window. Timber effect flooring.

BEDROOM 1
13'0" x 12'8" (3.96m x 3.86m)
Fitted wardrobes and top boxes. Electric radiator and PVCu sealed unit double glazed window. Incorporating en suite shower room.

EN SUITE SHOWER ROOM
Having showering cubicle with wash hand basin and low level w.c. PVCu sealed unit double glazed window, part tiled walls and chrome towel radiator.

BEDROOM 2
8'8" x 7'4" (2.64m x 2.24m)
Fitted top boxes. PVCu sealed unit double glazed window and electric radiator.

BATHROOM
9'6" x 4'7" (2.90m x 1.40m)
Panelled bath with vanity wash basin having cupboards below and low level w.c. Part tiled walls and PVCu sealed unit double glazed window.

OUTSIDE
Outside are communal gardens with mature trees setting and lawns along with the communal swimming pool and sauna which has recently undergone extensive refurbishment including the installation of solar panels to reduce running costs.

GARAGE
The property comes along with a single garage located on site close by.

SERVICES
Mains water and electricity services are available or connected to the property.

CENTRAL HEATING
The property benefits from an electric central heating system.

DOUBLE GLAZING
The property benefits from PVCu 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

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.