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Matthew
Limb
MOVING HOME



Apt 1 The Manor House, 11 Atkinson Way, Beverley, East Yorkshire, HU17

- 📍 Outstanding Apartment
- 📍 Superlative specification
- 📍 Private Balcony To Front
- 📍 Council Tax Band C
- 📍 1 Bedroom
- 📍 Next To The Westwood
- 📍 Close To Town Centre
- 📍 Leasehold/EPC = C

£220,000

INTRODUCTION

This simply outstanding luxury ground floor apartment has a superlative specification and enjoys a private balcony to the front. The property forms part of the fabulous conversion of the historic Westwood hospital buildings which border the Westwood pastures and afford the very best of town and country living. As the property lies within the conversion of the original building, it exudes great character which is combined with high quality contemporary fittings throughout. The property is accessed through the ground central entrance of The Manor House which has a security controlled intercom system and a luxurious feel. Upon entering the hallway a view to the rear through double doors is available across the stunning landscaped gardens. The layout of the accommodation is depicted on the attached floor plan and comprises an entrance hall, fitting double bedroom, stylish en-suite and a magnificent open plan living area with bay window which leads through to the extensively fitted quality kitchen. A door to the the bay window gives access to the decked balcony which stretches across the front of the apartment providing attractive outdoor space. The accommodation has the benefit of gas fired central heating to radiators and double glazing. The property is part of the recent wider development of the old hospital site by the exclusive developers Messrs PJ Livesey Group which have overseen the construction of some outstanding properties plus the superb conversion of the original buildings. The site is accessed through a historic Victorian arch at the top of Woodlands. The location could not be more perfect being a 'no through road' yet having direct access available to the Westwood pastures. The centre of this historic market town lies near by with its multitude of shops and amenities to hand.



LOCATION

Beverley regularly features as one of the best places to live in the country and is a historic market town with an excellent range of facilities including the renowned Beverley Minster, the open pasture land of the Westwood and its own racecourse. The town also has a private golf club. The retail offering includes multiple national brands together with numerous independent traders, many of which are clustered around North Bar Within, Saturday Market, Wednesday Market and the Flemingate Shopping Centre.

Kingston-upon-Hull 11 miles, York 31 miles, Leeds 57 miles, junction 38 of the M62 motorway network 13 miles.

APPROACH

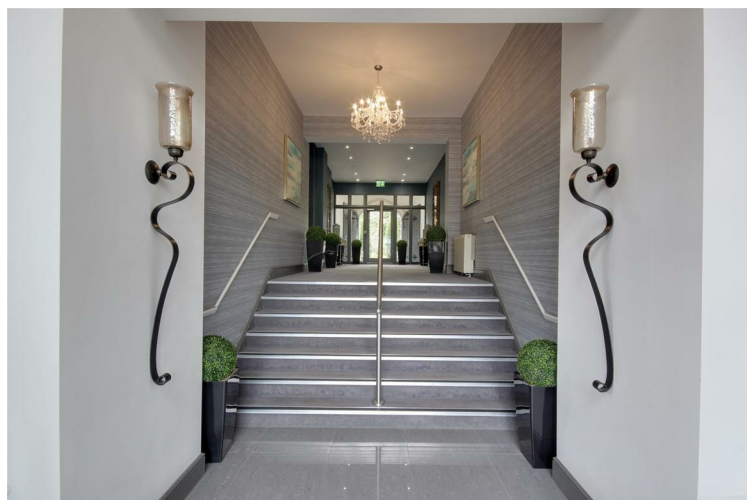


APPROACH ALTERNATIVE VIEW



RECEPTION

A grand communal entrance is elegantly decorated and upon entering provides a view to the rear through double doors out to the beautiful landscaped gardens. A private entrance door opens to:



COMMUNAL HALL



COMMUNAL INTERNAL HALLWAY

A central hallway providing access to the apartment.



OPEN PLAN LIVING/DINING/KITCHEN

23'0" x 19'5" approx (7.01m x 5.92m approx)

A fabulous open plan space with a high ceiling and windows to the front. There is a bay window with central door opening out to the decked balcony which stretches across the front of the apartment and has a glass retaining wall. The kitchen has an extensive range of quality high gloss fitted units with granite work surfaces and integrated Neff double oven, four ring hob, filter hood, microwave, fridge freezer and dishwasher. There is tiling to the floor, a one and a half under counter sink with professional style mixer tap. A useful cupboard is situated to one corner, ideal for storage and which houses the gas fired central heating boiler. There is another large cupboard in the entrance hallway of the apartment, ideal for further storage.



KITCHEN AREA



LIVING AREA



BALCONY



BEDROOM 1

15'7" x 9'1" approx (4.75m x 2.77m approx)

With a range of fitted wardrobes and cupboards. Window to front elevation.



BATHROOM

A stylish bathroom with suite comprising low level W.C., wash hand basin and bath with shower over. There is a fitted toiletries cupboard and tiling extends to walls and floor. There is a heated towel rail.



OUTSIDE

The property has its own private balcony which is accessed from the living room. The communal gardens are simply stunning. They have been tastefully landscaped creating many areas of interest and adjoin the pastures of the Westwood.



OUTSIDE



PARKING

The property has the benefit of a designated parking space.

TENURE

Leasehold

MAINTENANCE CHARGES

£1,570.02 p.a payable in two instalments every 6 months.
Breakdown of service charges:
Estate service charge of £230.02 payable every 6 months
Manor House internal service charge £236.36 payable every 6 months.
Manor House structural service charge £206.90 payable every 6 months.
Communal satellite charge of £13.03 payable every 6 months
Estate reserve of £18.09 payable every 6 months
Manor House internal reserve £49.02 payable every 6 months
Manor structural reserve of £31.59 payable every 6 months

GROUND RENT

£250.00 per annum payable in 2 equal amounts every 6 months.

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C . We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

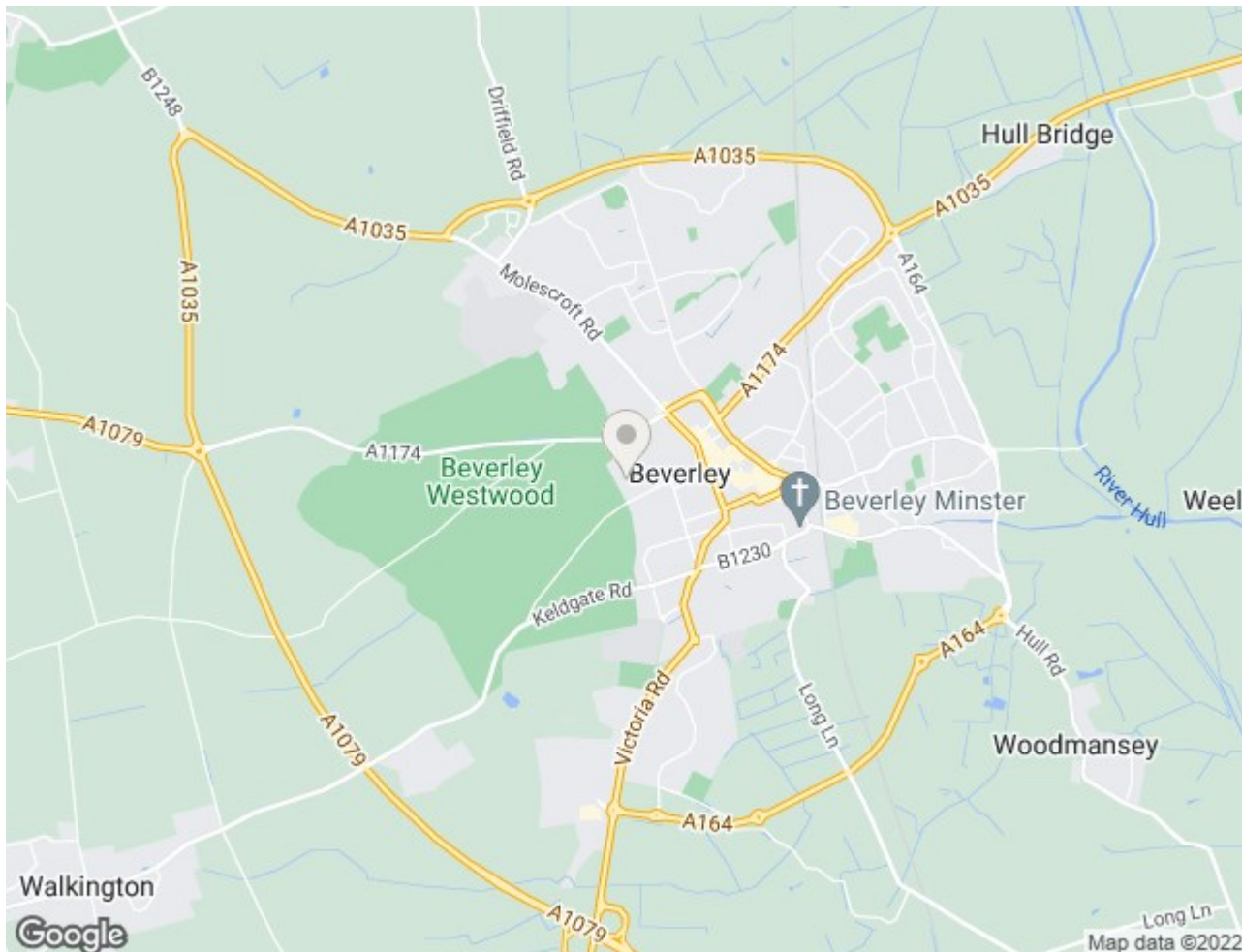
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

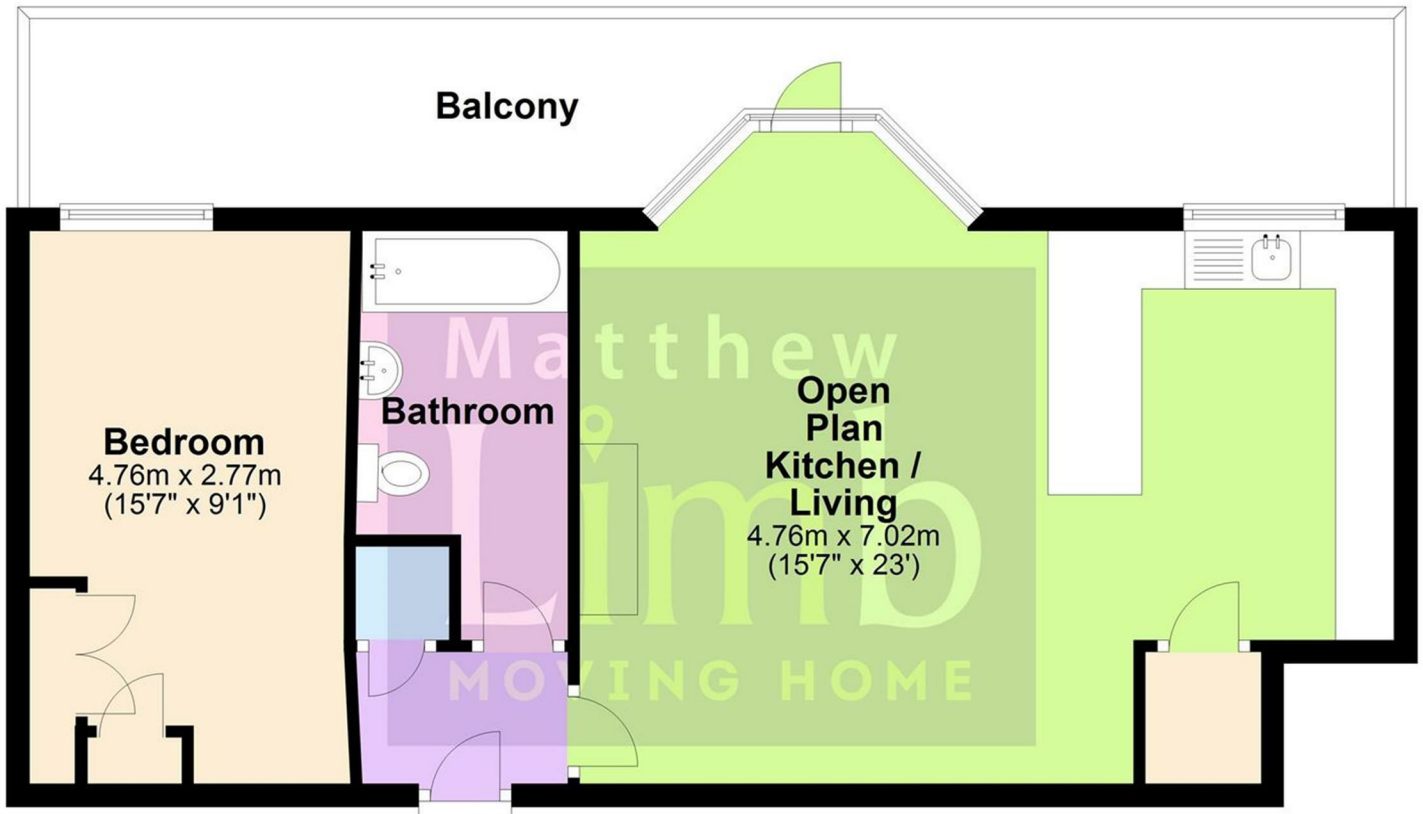
VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.




Ground Floor

Approx. 55.0 sq. metres (592.4 sq. feet)



Total area: approx. 55.0 sq. metres (592.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	