

**staniford**  
grays



6 Grayburn Court, Beverley, HU17 8JP  
Offers In The Region Of £220,000





# 6 Grayburn Court

Beverley, HU17 8JP

- BEAUTIFULLY PRESENTED FREEHOLD APARTMENT
- LIGHT AND AIRY LOUNGE
- GARAGE
- TWO DOUBLE BEDROOMS
- OFF STREET PARKING
- PURPOSE BUILT APARTMENT BLOCK

Two bedroom second floor apartment in a central location!

Set within a well maintained purpose built development, this beautifully presented second floor apartment offers bright, spacious accommodation in a highly convenient central Beverley location.

The property features a light and airy lounge diner, providing a comfortable living space with plenty of natural light. The apartment also offers two well proportioned double bedrooms, making it ideal for professionals, downsizers or those seeking a centrally located home. A well appointed kitchen and bathroom complete the thoughtfully arranged accommodation.

One of the standout features of the property is that it is offered as a freehold apartment, a rarity for properties of this type and an appealing benefit for buyers.

Externally, residents can enjoy well kept communal gardens, along with the practical advantages of off street parking and a private garage, providing valuable additional storage and parking in this central location.

Situated at Grayburn Court, the apartment is just a short distance from the heart of Beverley, renowned for its historic charm, independent shops and vibrant café culture. The property is also within easy reach of the stunning Beverley Minster, as well as the popular Flemingate Shopping Centre, offering a wide range of shops, restaurants, a cinema and leisure facilities.



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## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 16'0" x 10'5" (4.89m x 3.18m )  
Wooden entrance door, wood flooring and a chrome central ceiling light fitting.

**CLOAK ROOM/WC** 5'11" x 3'11" (1.81m x 1.20m )  
Wooden door with chrome handles, wooden flooring, central ceiling light, rear aspect uPVC privacy window, half splash back tiling, low flush WC and a wash hand basin with mixer tap.

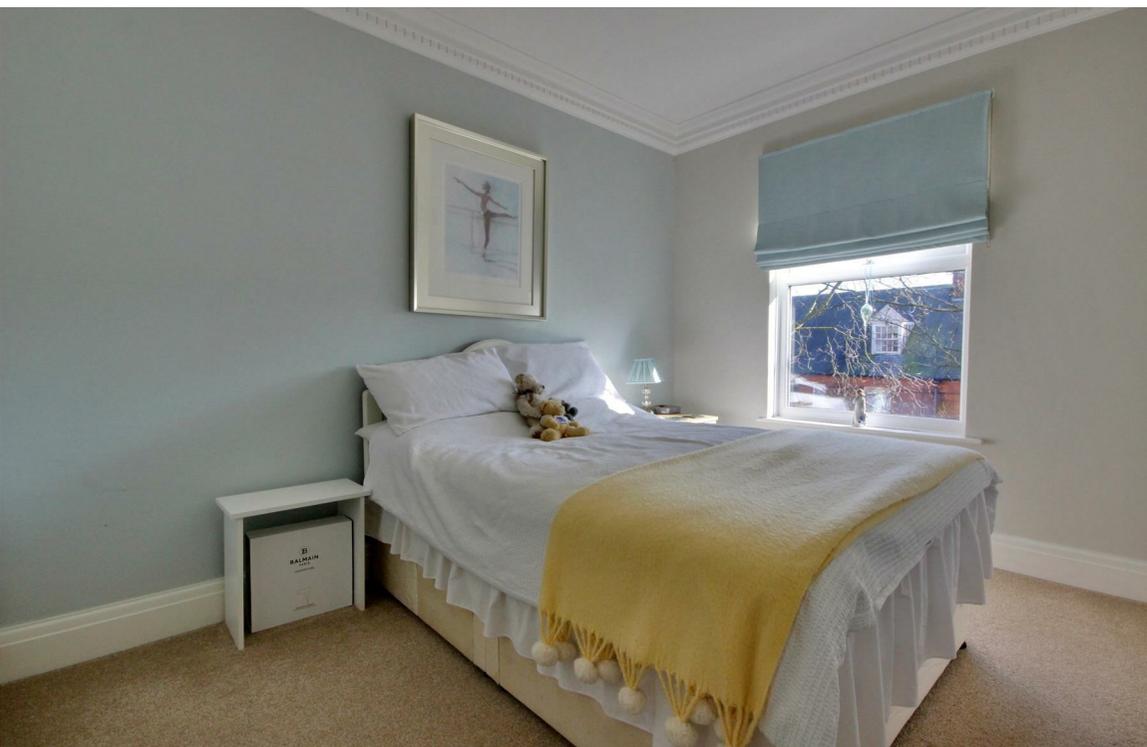
**BEDROOM ONE** 13'0" x 10'5" (3.97m x 3.19m)  
Wooden door with chrome handles, carpeted floor, chrome central ceiling light fitting, front aspect uPVC double glazed window and a fitted wardrobe.

**BEDROOM TWO** 13'0" x 8'3" (3.98m x 2.53m )  
Wooden door with chrome handles, carpeted floor, chrome central ceiling light fitting, front aspect uPVC double glazed window and fitted wardrobes.

**SHOWER ROOM** 8'3" x 8'0" (2.52m x 2.45m )  
Wooden door with chrome handles, vinyl floor, ceiling spotlights, rear aspect uPVC double glazed window, low flush WC, shower enclosure with mixer shower, half splash back tiling, vanity unit with wash hand basin and mixer tap and an airing cupboard.

**LOUNGE DINER** 18'5" x 13'5" (5.63m x 4.11m )  
Wooden door with chrome handles, carpeted floor, chrome central ceiling light fitting, two front aspect uPVC double glazed windows and side aspect uPVC double glazed window.

**KITCHEN** 13'5" x 8'0" (4.11m x 2.45m )  
Wooden door with glass panels, two ceiling lights, wood flooring, two uPVC rear aspect double glazed windows. One and a half bowl drainer sink with mixer tap, splash back tiling, plumbing for a washer, space for a dryer, integrated fridge freezer, four ring electric hob and oven and a range of wall and base units.



#### **EXTERNAL**

The property benefits from communal gardens to both the front and rear as well as a garage (on the right hand side from the gap third one down) and off street parking.

#### **COUNCIL TAX:**

We understand the current Council Tax Band to be C

#### **SERVICES :**

Mains water, electricity and drainage are connected.

#### **TENURE :**

We understand the Tenure of the property to be Freehold. The owner does pay £350 per quarter for maintenance which covers outside windows to be cleaned, lighting in the communal areas and gardens maintenance .

#### **MORTGAGE CLAUSE :**

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

#### **PROPERTY PARTICULARS DISCLAIMER :**

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

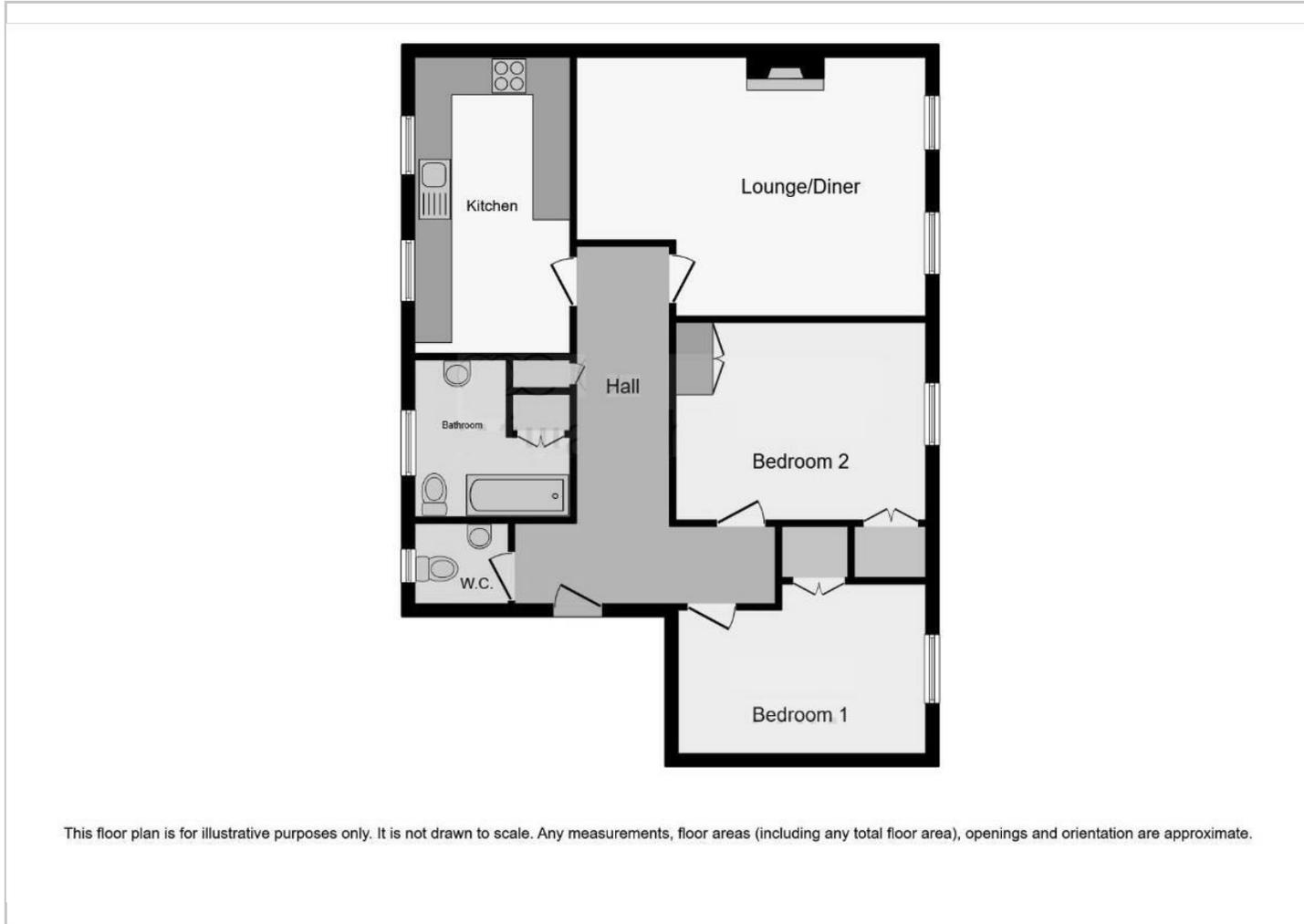
#### **MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



## Floor Plans



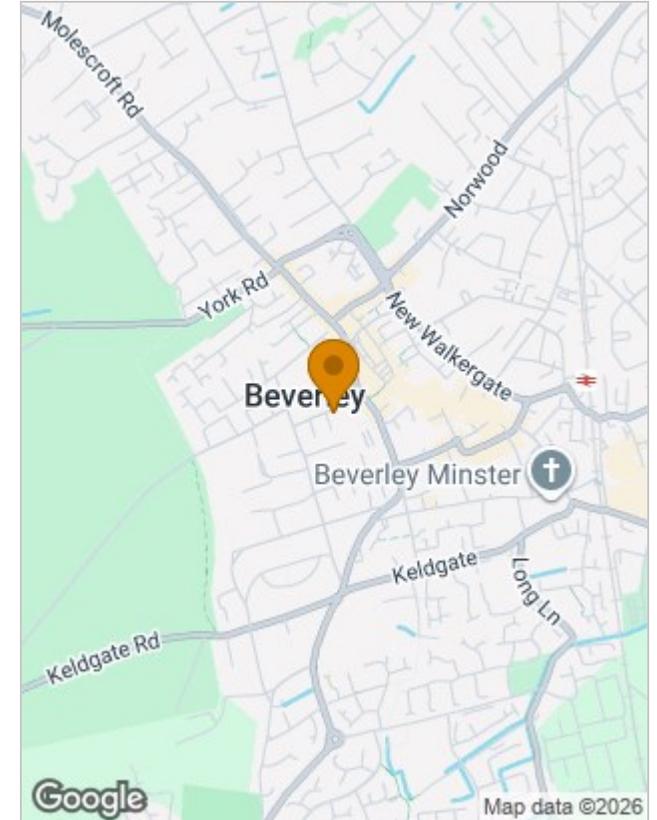
## Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

18 North Bar Within, Beverley, East Riding of Yorkshire,  
Tel: 01482 866304 Email: bevsales@stanifords.com

## Location Map



## Energy Performance Graph

