

staniford
grays



18 Durham Mews, Beverley, HU17 8NZ

£89,950





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Beverley, HU17 8NZ

- PURPOSE BUILT
- CLOSE TO MORRISONS
- NO CHAIN
- OVER 55'S DEVELOPMENT
- QUIET LOCATION
- PARKING AVAILABLE

Set within a quiet and well-maintained purpose-built development for the over 55's, this attractive first floor, two-bedroom apartment offers comfortable, low-maintenance living in a highly convenient location.

Offered to the market with no onward chain, the property is ideal for those seeking a straightforward move and immediate occupation. The apartment is well presented throughout and benefits from a thoughtful layout, briefly comprising an inviting entrance hall leading through to a spacious open plan lounge and dining area, perfect for both relaxing and entertaining. The fitted kitchen is well appointed with a range of units and workspace.

There are two well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes, alongside a versatile guest bedroom. The bathroom is fitted with a modern suite and includes a shower over the bath.

Externally, the development enjoys a pleasant setting, with parking available to the front of the property for residents and visitors.

This leasehold apartment is managed under an established and enforceable management agreement (full details available upon request).

Early viewing is highly recommended to fully appreciate the lifestyle and convenience this delightful home has to offer.



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ACCOMMODATION COMPRISES

ENTRANCE PORCH 4'4" x 3'10" (1.33m x 1.18m)
uPVC double glazed entrance door with privacy window, carpeted floor, front aspect uPVC double glazed window.

STAIRCASE AND LANDING 9'11" x 3'1" (3.03m x 0.94m)
Carpeted floor, airing cupboard and loft hatch.

BEDROOM ONE 10'5" x 9'7" (3.20m x 2.93m)
Wooden door with brass handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window, fitted wardrobes and a built in cupboard.

BEDROOM TWO 9'6" x 6'8" (2.92m x 2.04m)
Wooden door with brass handles, carpeted floor, pendant light fitting and a side aspect uPVC double glazed window.

LOUNGE 13'5" x 11'0" (4.10m x 3.36m)
Wooden door with brass handles, carpeted floor, brass pendant light fitting and a front aspect uPVC double glazed window.

KITCHEN 7'8" x 6'2" (2.36m x 1.88m)
Wooden sliding pocket door with brass handles, vinyl floor, rear aspect uPVC double glazed window, strip light, stainless steel drainer sink with mixer tap and a range of wall and base units.

BATHROOM 6'0" x 5'9" (1.84m x 1.77m)
Wooden door with brass handles, vinyl floor, central ceiling light, low flush WC, pedestal wash hand basin splash back tiles and extractor fan, storage cupboard a bath with electric shower over.



EXTERNAL

The property does come with communal lawned gardens, a small area for seating and to the immediate frontage with a useful external store cupboard and access to parking in front of the property.

COUNCIL TAX:

We understand the current Council Tax Band to be A

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Leasehold Lease created in 1989 . Current ground rent is approximately £36.87 and Annual Service charge if £60.00 per month

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.

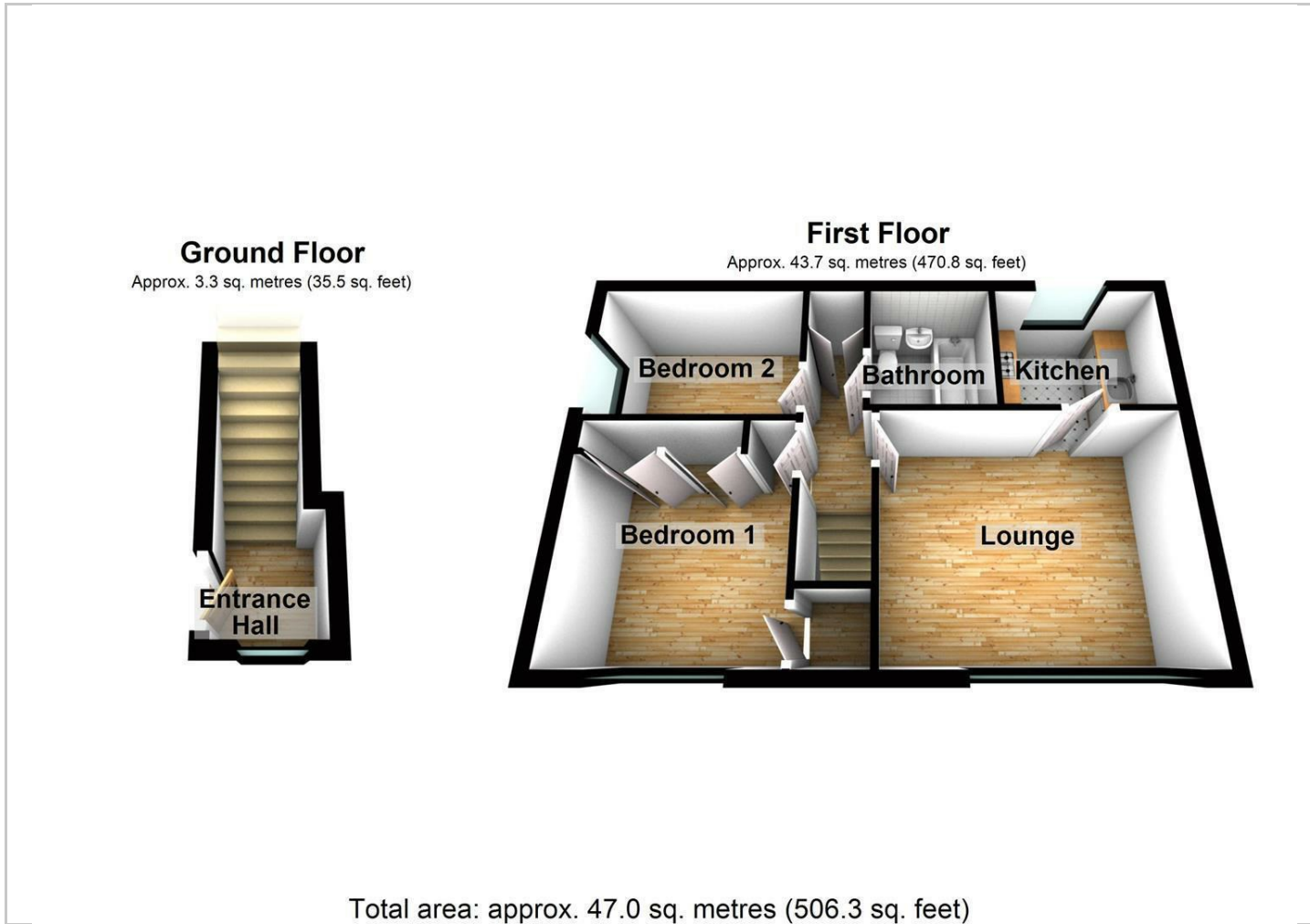
MISREPRESENTATION ACT 1967

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.

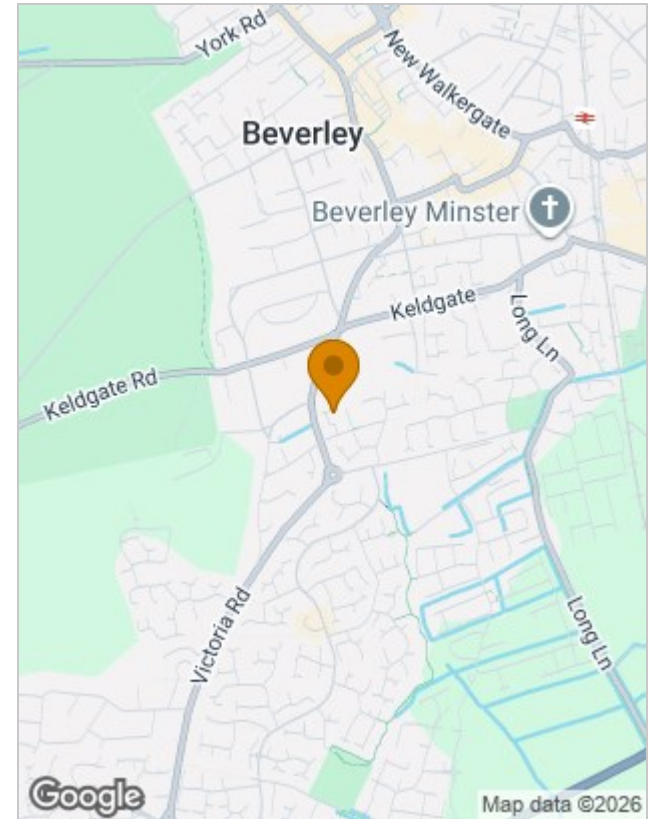
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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.