



QUICK&CLARKE

The Property Specialists

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9 Durham Mews Butt Lane, Beverley HU17 8NZ
£89,950

- Purpose-built apartment
- First floor
- Well proportioned living room
- 2 bedrooms
- Kitchen and bathroom
- Communal gardens
- Communal parking
- Good access to Beverley town centre
- Local shops and Doctor's surgery close by
- EPC Rating: C; Council Tax Band: A

A purpose-built, first floor two bedroom apartment forming part of an over 55's development in an outstanding location benefitting from great access to Beverley town centre, with a range of local facilities including mini supermarket and Doctor's surgery closer by on Victoria Road.

The apartment offers entrance hall served from its own private staircase with living room and kitchen, two bedrooms and family bathroom. Communal gardens and parking are available externally.

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

GROUND FLOOR

ENTRANCE HALL

Private entrance hall with staircase to first floor.

FIRST FLOOR

LANDING AREA

Built-in cupboard housing hot water cylinder with electric immersion heater and gas fired central heating boiler.

LIVING ROOM

13'8" x 11' (4.17m x 3.35m)
PVCu sealed unit double glazed window and radiator.

KITCHEN

7'10" x 6'2" (2.39m x 1.88m)
Modern white base and eye level units with roll edge work surfaces incorporating a single drainer sink unit, plumbing for automatic washing machine, tiled splashbacks and tile floor, electric oven and hob, PVCu sealed unit double glazed window and radiator.

BEDROOM 1

10'6" x 9'6" (3.20m x 2.90m)
Fitted wardrobes and top boxes, PVCu sealed unit double glazed window and radiator.

BEDROOM 2

9'6" x 6'7" (2.90m x 2.01m)
PVCu sealed unit double glazed window and radiator.

BATHROOM

6' x 6' (1.83m x 1.83m)
Shower in corner cubicle, half pedestal wash basin and low level w.c., tiled walls and floor, PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE

A useful external storage cupboard is adjacent to the front door. There are also communal gardens and car parking.

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 PVCu double glazing.

TENURE

We believe the tenure of the property to be Leasehold on a 99 year (less one day) lease from 1st March 1989. We are advised that the Ground Rent is £20.00 per annum and there is a Maintenance Charge of £60.00 per month (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



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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