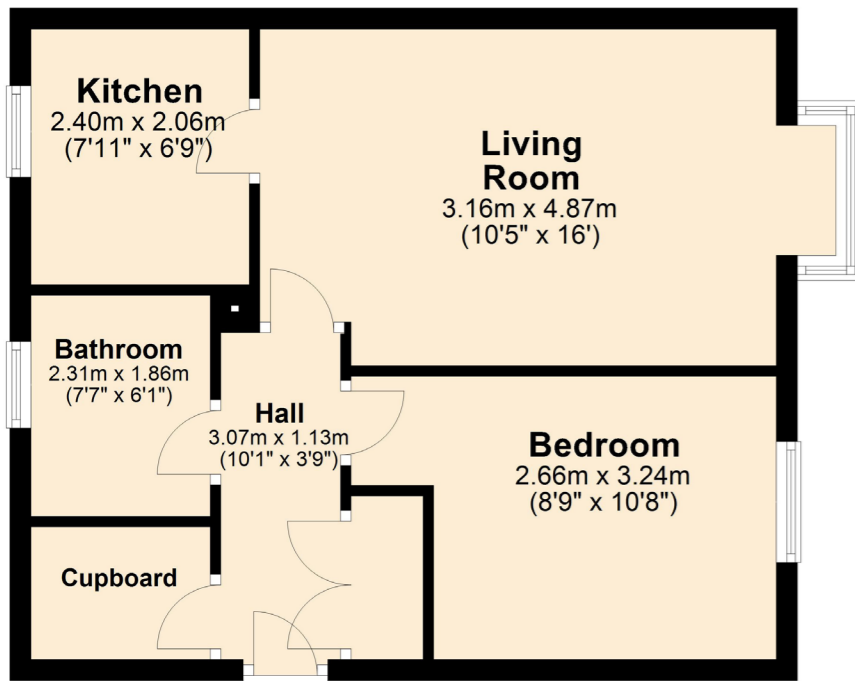


## Ground Floor



Floorplan of existing building.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



£95,000

78 All Hallows Road,  
Walkington

### HEATING & INSULATION

The property has electric radiators and uPVC double glazing.

### SERVICES

Water, electric and drainage are connected to the property. None of the services or installations have been tested.

### TENURE

Leasehold. Vacant possession upon completion. The current service charge is £383.86 which is to be paid every quarter. There is also potential to extend the lease on this property.

### COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'A'.

### VIEWING

Strictly by appointment with the agent's Beverley office. Tel: 01482 866844.



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



**THE ACCOMMODATION COMPRISES: LIVING ROOM**

Double glazed window to rear aspect, carpet flooring, electric fire place with marble surround, and two electric radiators.

**ENTRANCE HALL**

Two storage cupboards, carpet flooring and an electric radiator.

**WET ROOM**

Double glazed window to front aspect, partially tiled walls, pedestal sink, low level W.C and a shower area.

**KITCHEN**

Double glazed window to front aspect, work surfaces, sink, electric oven/hob, space for a fridge and washing machine. Partially tiled splashback.

**BEDROOM**

Double glazed window to rear aspect, carpet flooring, and an electric radiator.

**OUTSIDE**

To the front/side there is parking spaces for two cars and to the rear is a lawned communal area.

**78 All Hallows Road, Walkington, HU17 8SJ**

**DESCRIPTION**

One bedroom apartment situated in the popular village of Walkington, the property would be perfect for cash buyers and investors. The home briefly comprises:- Entrance hall, wetroom, bedroom, living room and a kitchen. Outside the property benefits from allocated parking and a communal gardens at the rear.

**SITUATION**

Walkington village is approximately three miles west of the market town of Beverley which provides extensive and popular shopping and recreational facilities, sports clubs and a railway station. Hull city centre is about 11 miles away. The property is located a few hundred yards south of the main street through the village along which are located a local shop/PO, modern parish hall and three public houses/restaurants. There is also a pretty village pond and village primary school which feeds into the Beverley High and Grammar schools.

